



Modern Office Studio

1,457 Sq Ft (135.3 Sq M)

- First Class Business Destination
- Open plan Grade A office space
- Exceptional connectivity to the wider region and beyond
- Car Parking
- EPC: A21

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Location

AirView Park is one of the region's most strategically important business parks providing exceptional connectivity to the North East, Scotland and further afield.

Located adjacent to Newcastle International Airport, AirView Park offers local, national, and global links and is only six miles from Newcastle city centre.

Airview Park is a first class business destination.

Specification

The available premises is finished with the following specification:

- Glazed facades to allow for natural daylight hours
- WC/Shower room facilities
- Dedicated kitchen areas
- Open plan Grade A office space
- Air conditioning
- Allocated car parking spaces
- External Bike storage
- Access to communal parkland within Airview Park

Accommodation

The property has been measured and comprises of the following areas on a NIA basis:

	Sq Ft	Sq M
First Floor	813	75.5
Ground Floor	644	59.8
Total	1,457	135.3

Terms

The office space is available by way of a full repairing and insuring lease for a term to be agreed.

Rent

£29,200 per annum

Estates Charge

There is an estate charge payable for the upkeep to the external areas including landscaping etc.

The current estates charge is £1.50 psf.

EPC

The EPC rating of the property is A21.

Rateable Value

On application.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

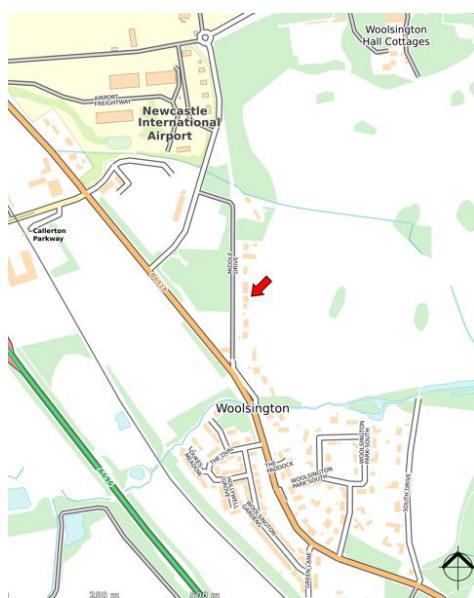
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

TO LET

No 3 Airview Park, Newcastle International
 Airport, Newcastle, NE13 8BS



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