

# TO LET

## Offices to Let Flexible Terms

**Azure Business Centre  
High Street  
Newburn  
Newcastle upon Tyne  
NE15 8LN**

**johnson tucker**  
chartered surveyors & property consultants



### Serviced Office Space

- 24/7 Access, fully alarmed.
- On-site parking.
- Offices from 12 sq m to 28 sq m
- Superfast broadband connection.
- Monthly Charge includes rent, rates and bills.
- Monthly Charge from £140.00 + VAT per month.



## LOCATION

The Business Centre is located on High Street, Newburn. Newburn is a picturesque village on the north bank of the River Tyne 6 miles west of Newcastle City Centre via the A6085 Scotswood Road.

The village has excellent road access with the A1 only 2 miles to the east of the business and the A69 just 1 mile to the north which connects Newcastle to Carlisle.

There is frequent public transport and Newcastle Airport is only 8 miles away.

## DESCRIPTION

The business centre comprises 75 office units over 2 floors offering ideal space for both start up and small businesses. There is a shared reception at the entrance of the building where staff monitors a central switchboard for all units. There are shared toilet and kitchen facilities throughout.

Part of the centre is fully accessible to wheelchair users.

## ACCOMODATION

Offices ranging from 12 sq m (130 sq ft) to 28 sq m (301 sq ft).

Storage/workshop units available from 23 sq m (250 sq ft).

## TENURE

A fixed monthly charge includes your rent, business rates, amenities, superfast broadband and general reception services.

Monthly rent starts from as little as £140.00 plus VAT per month.

## LEGAL COSTS

The Tenant is to reimburse the Landlord for all reasonable legal costs.

## EPC

An energy performance certificate will be commissioned once the construction has completed.

## VAT

All figures quoted are exclusive of VAT where chargeable.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## VIEWING

By appointment through Gary Robinson at Johnson Tucker LLP. Tel: 0191 269 7890.

## SUBJECT TO CONTRACT



### Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Johnson Tucker LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Johnson Tucker LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Johnson Tucker LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991.

