

# TO LET

## Business Park Office

**18 Riverside Studios  
Amethyst Road  
Newcastle Business Park  
Newcastle upon Tyne  
NE4 7YL**



- **Business Park Location**
- **3 Storey Office Building with 5 car parking spaces**
- **Riverside Views**
- **Size: 134.8 sq m (1,450 sq ft)**
- **Asking Rent: £15,000 per annum**
- **Nearby Occupiers include Business Funders, Ashdown Care and Sadler Brown**

## LOCATION

The property is located on Newcastle Business Park approximately ¼ mile to the west of Newcastle upon Tyne city centre.

The Business Park is a popular business location owing to its proximity to the city centre and the A1 as well as there being a regular bus service providing a connection to Newcastle city centre and areas to the west.

## DESCRIPTION

The subject property comprises an end terrace three storey property. The building is of steel frame construction under a pitched and tile roof. The front and rear elevations comprise part brickwork with extensive glazing to upper sections.

The building provides office accommodation across three floors with the specification including carpeted floors, suspended ceilings and a gas fired central heating system. There are male and female WC facilities as well as a small kitchenette and shower room.

The property has benefit of 5 car parking spaces.

## ACCOMMODATION

The building has the below approximate net internal areas;

Ground Floor	44.6 sq m	480 sq ft
First Floor	42.5 sq m	457 sq ft
Second Floor	47.7 sq m	513 sq ft
Total	134.8 sq m	1,450 sq ft

## TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £15,000 per annum (exclusive). All other terms are to be agreed by negotiation.

## RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Ground Floor: £5,300  
First Floor: £4,650  
Second Floor: £3,850

The Small Business rate for the year 2019/2020 is 49.1 pence in the pound

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## EPC

The property has an energy performance certificate rating of D84

## VAT

All figures quoted are exclusive of VAT where chargeable.

## ANTI-MONEY LAUNDERING REGULATIONS

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 only through Johnson Tucker LLP.  
Contact Kristian Sorensen on 07754 584 192 or [kristians@johnsontucker.co.uk](mailto:kristians@johnsontucker.co.uk)

## SUBJECT TO CONTRACT



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