

# The Curve

Newburn Riverside

**COMING SOON**

**Office Space**

**Available from**  
38.55 sq m (415 sq ft) to  
407.36 sq m (4,385 sq ft)

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Newburn Riverside

**A modern Business Park uniquely located on the banks of the River Tyne.**

The Curve is undergoing a comprehensive refurbishment that will boast an impressive refurbished reception with full height glazed atrium which has been designed with workplace wellbeing at its core.

Main features within the building include inspiring communal spaces, natural light in abundance and unique top floor suite with extensive allocated outdoor space.



# The Curve



## Specification

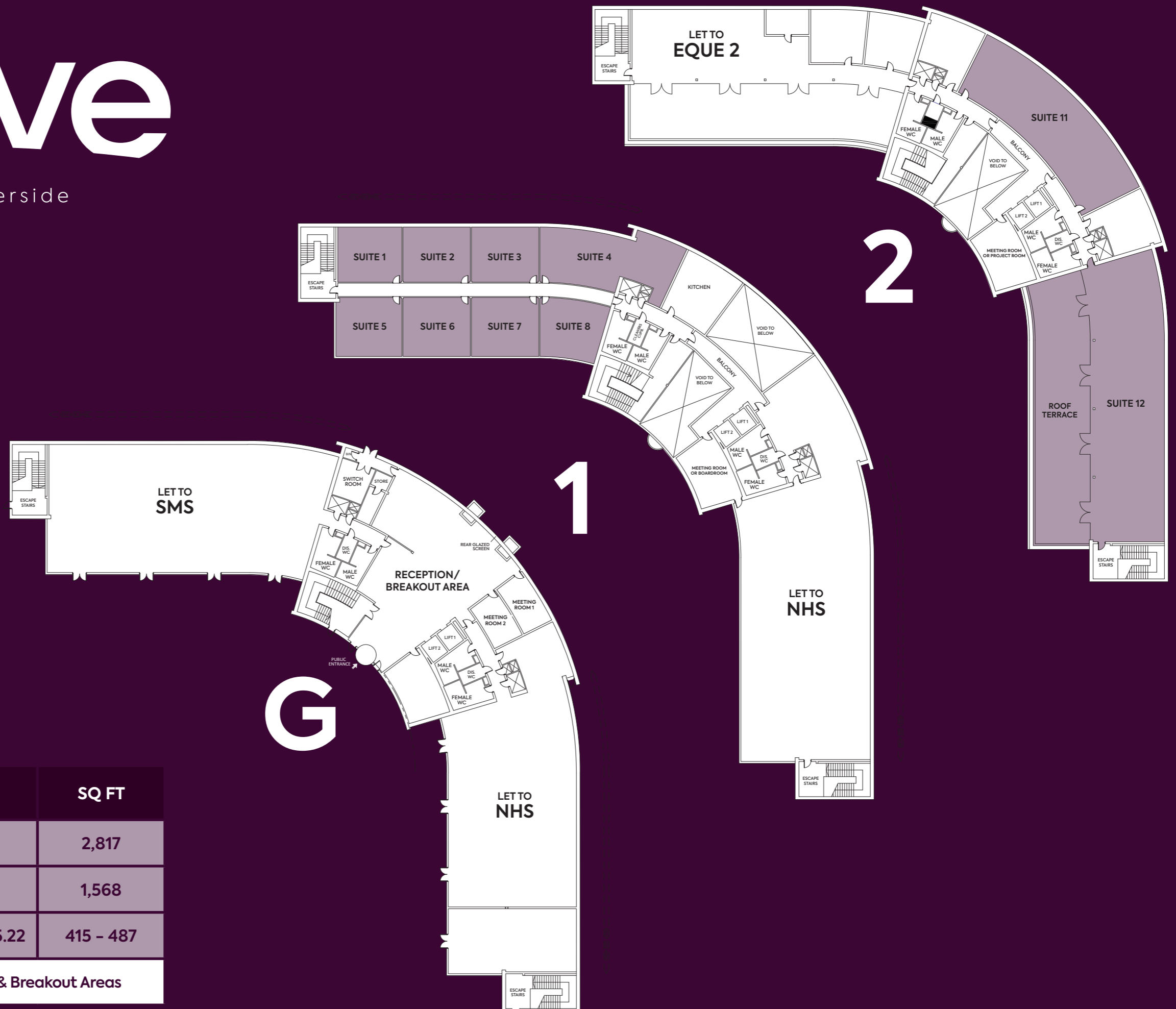
- + Communal breakout within the atrium to include informal seating areas and coffee/tea bar
- + Office suites include LED lighting, raised access floors and air conditioning system
- + WC and shower facilities
- + Cycle friendly location with outdoor bike rack
- + Access to communal green space within Newburn Riverside
- + C Level Energy Performance Certificate
- + Good car parking ratio
- + Easy in/Easy Out agreements for small suites
- + 1Gb High Speed data connection with Building wide IT infrastructure by Fuse Media
- + 2 x 8 person passenger lifts

Occupiers include:



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## Accommodation

The following suites are available:

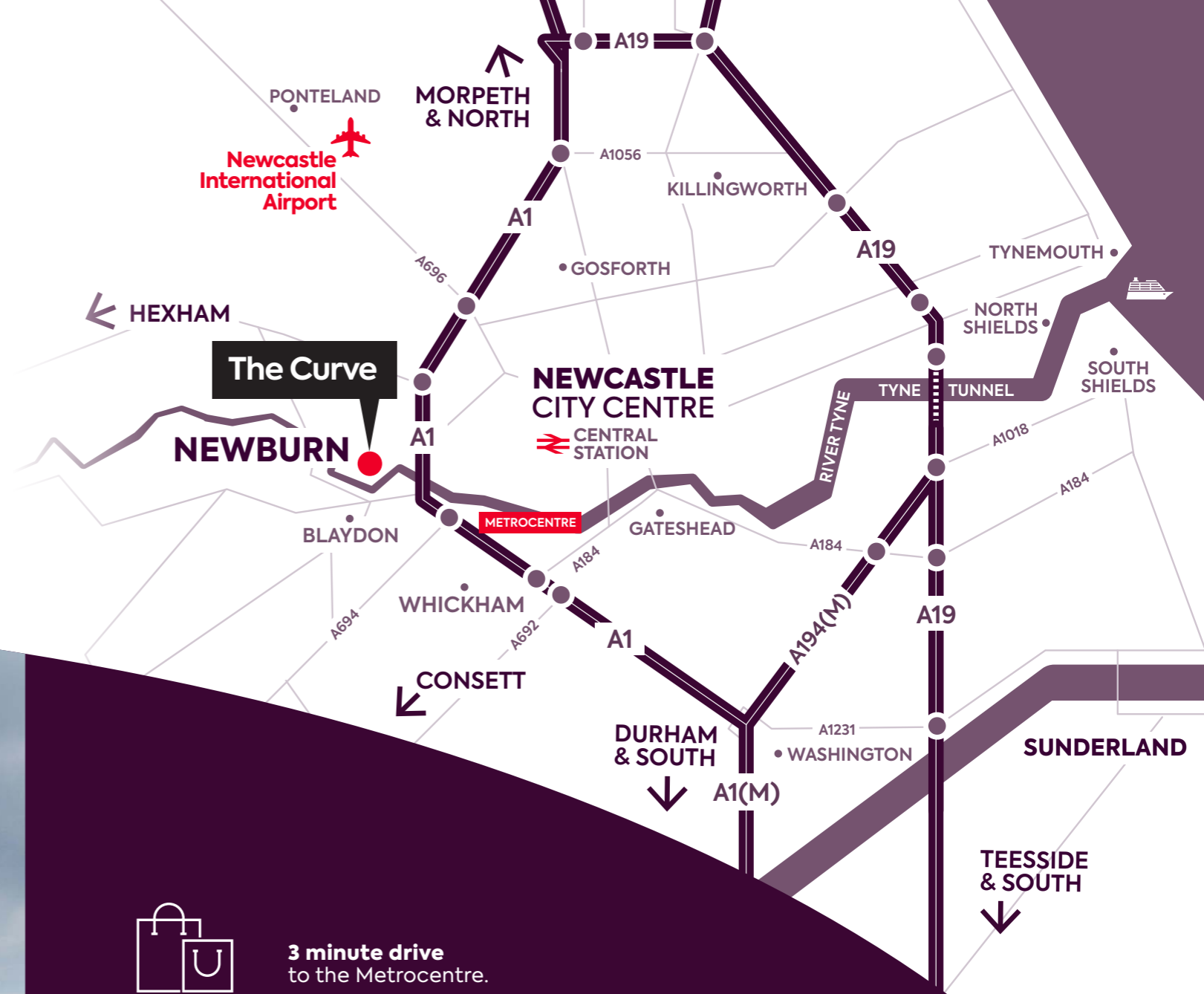
FLOOR	SUITE	SQ M	SQ FT
SECOND	12	261.71	2,817
SECOND	11	145.67	1,568
FIRST	3 - 10	38.60 - 45.22	415 - 487
GROUND	Reception / Meeting & Breakout Areas		

The Curve is located within Newburn Riverside, a modern business park uniquely located on the banks of the River Tyne and only 15mins from Newcastle City Centre.

# The Curve

NE15 8NZ

## Location & Connectivity



**3 minute drive** to the Metrocentre.



Regular bus service **connecting the park** with Newcastle City Centre, North Tyneside and Tyneside Valley.



Newcastle International Airport is a **10 mins** drive.



**Excellent Transport Links** within proximity to A1(M)/A19, Newcastle City Centre, Airport and Train Station.



Newcastle Central Station is **15 mins** drive.



Riverside cycle route to Newcastle City Centre takes **20 mins**.



Newburn Riverside benefits from a **childcare nursery** located within the heart of the park.



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## Lease Terms

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

The smaller office suites on the first floor west are available on all inclusive flexible basis.

## Rent

Upon application.

## Service Charge

A service charge is payable in relation to the upkeep of the communal areas and structure of the building.

## EPC

The building has an energy performance rating of C-73.

## Rateable Value

Rates payable for the offices suites are in the order of £5.50psf. Interested parties should make their own enquiries with the local rating authority.

Qualifying Businesses will be entitled to 100% rates relief on the small suites. Interested parties are advised to make their own enquiries with the local authority.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT.

## Legal Costs

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

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For further information regarding office availability please contact:

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