

# No2

**AIRVIEW**  
**PARK** Newcastle  
International  
Airport

## FOR SALE/TO LET

BRAND NEW ATTRACTIVE  
SELF-CONTAINED OFFICES

**301.47 SQ M** (3,245 SQ FT)



**Ready now for occupation**

A  
**FIRST  
CLASS**  
BUSINESS  
DESTINATION

**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.

**A first class business destination.**

**AIRVIEWPARK**

Newcastle  
International  
Airport



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## SPECIFICATION

- Glazed façades to allow for natural daylight levels
- WC/Shower room facilities
- Dedicated kitchen areas
- Open plan Grade A office space
- Air conditioning
- Car parking as well as bike storage
- Access to communal parkland within Airview Park
- With the benefit of exceptional connectivity to the wider region

EV CHARGING

2

BIKE  
STORAGE

DEDICATED  
KITCHEN AREAS

OPEN PLAN  
GRADE A OFFICE SPACE

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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. Alternatively the offices are available for sale.

## RENT/PRICE

Upon application.

## ESTATES CHARGE

An estates charge will be payable in relation to the upkeep of the estate.

## ENERGY PERFORMANCE CERTIFICATE

An EPC assessment will be commissioned on completion of the office units.

## RATEABLE VALUE

The premises will be assessed for rating on completion of the office units.

## VAT

All rents 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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**OPEN PLAN GRADE A OFFICE SPACE**

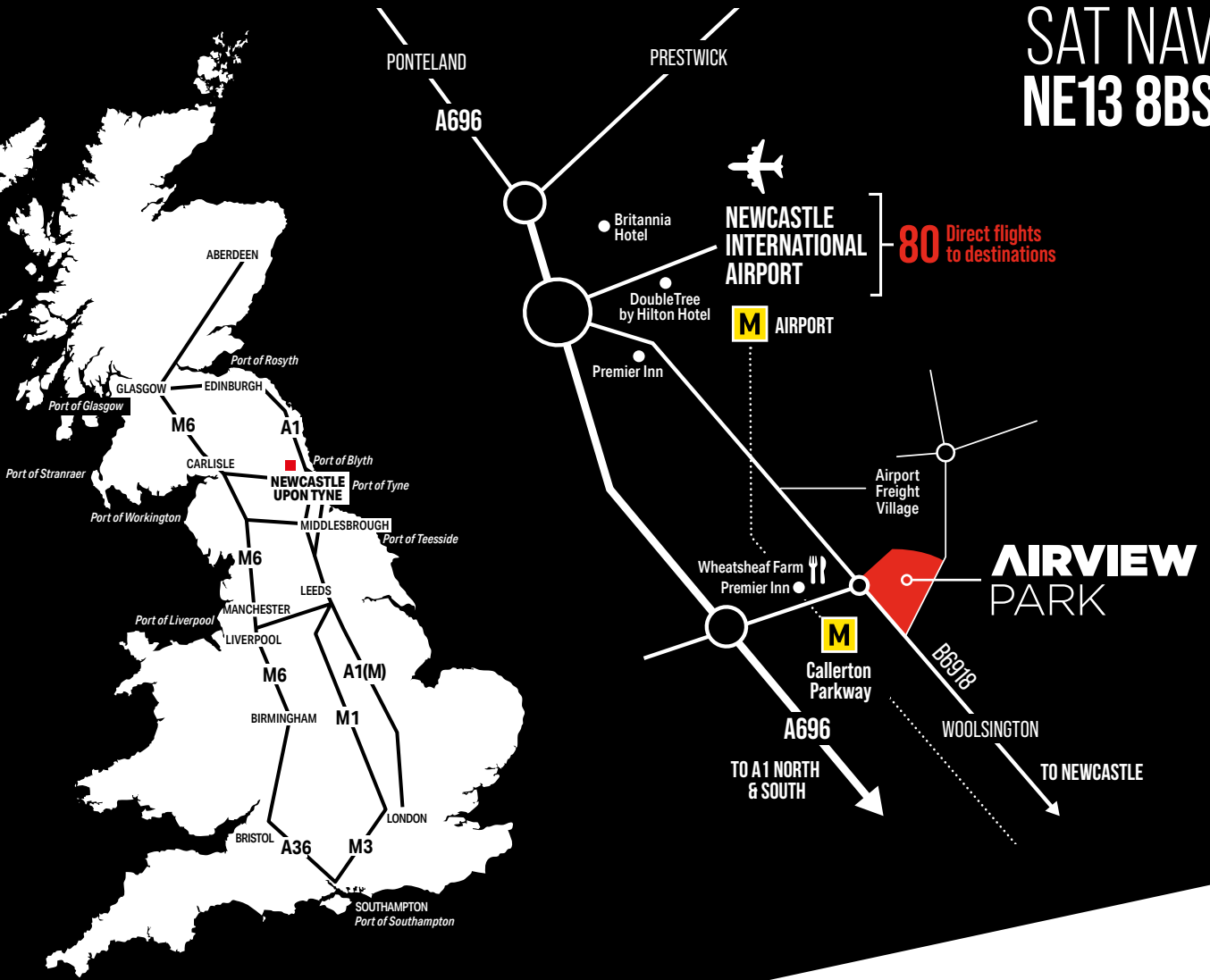
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## SCHEDULE OF ACCOMMODATION

FLOOR	SQ M	SQ FT
Ground	142.9	1,538
First	158.6	1,707
<b>TOTAL</b>	<b>301.5</b>	<b>3,245</b>

SAT NAV  
NE13 8BS



Newcastle International  
Your Airport

North East  
Local Enterprise Partnership

A development by  
TYNEXE  
COMMERCIAL

North East  
Enterprise Zones

DYSART  
GROUP

FOR MORE INFORMATION

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