



Sanderson
Weatherall

TO LET MODERN OFFICES



Ouseburn Point, 34-38 Shields Road, Newcastle upon Tyne NE6 1DR

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Location

Ouseburn Point is located in a prominent position on Shields Road, Byker. The development benefits from excellent access and communication links, situated 1 mile from Newcastle City Centre and within a 2 minute drive of the Central Motorway (A167M).

The development is also well connected by public transport with Byker Metro Station only a short walk away and numerous bus services providing access to Newcastle City Centre and the wider conurbation.

Locally, Newcastle Shopping Park together with Morrisons and Greggs on Shields Road provide an excellent array of local amenities.

Ouseburn Point is also a short walk from the Ouseburn Valley which has recently been transformed into a thriving cultural quarter and boasts an array of leisure facilities and public open spaces.

Description

The office suite is one of two suites situated on the first floor of Ouseburn Point, the other having been let to Ben Hoare Bells Solicitors.

The suite provides open plan office accommodation together with kitchen and shower facilities and also several built in meeting rooms. The property benefits from a dedicated secure ground floor entrance door intercom system and a 13 person passenger lift. The office is carpeted throughout and has the benefit of comfort cooling and electric and data perimeter trunking.

There is ample car parking to the rear of the building.

Lease Terms

The accommodation is available by way of a new Full Repairing and Insuring lease via service charge at a rent of £36,500 per annum exclusive for a term of years to be agreed, subject to contract.





Prominent Position on Shields Road

Modern Office Suite

Free Public Car Parking

338.71 sq m (3,645 sq ft)

New FRI Lease

Subject to Contract

Accommodation

We understand that the property comprises the following net internal floor areas:-

Description	Sq M	Sq Ft
First Floor	338.71	3,645

There is potential for the suite to be split in order to accommodate lower size requirements. Further information is available upon request.

Rateable Value

With effect from the 1 April 2017 we understand the property is assessed for rating purposes as follows:-

Rateable Value: £19,250

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority Newcastle City Council.

EPC

Band D (79). A full copy of the EPC is available for inspection if required.

Service Charge

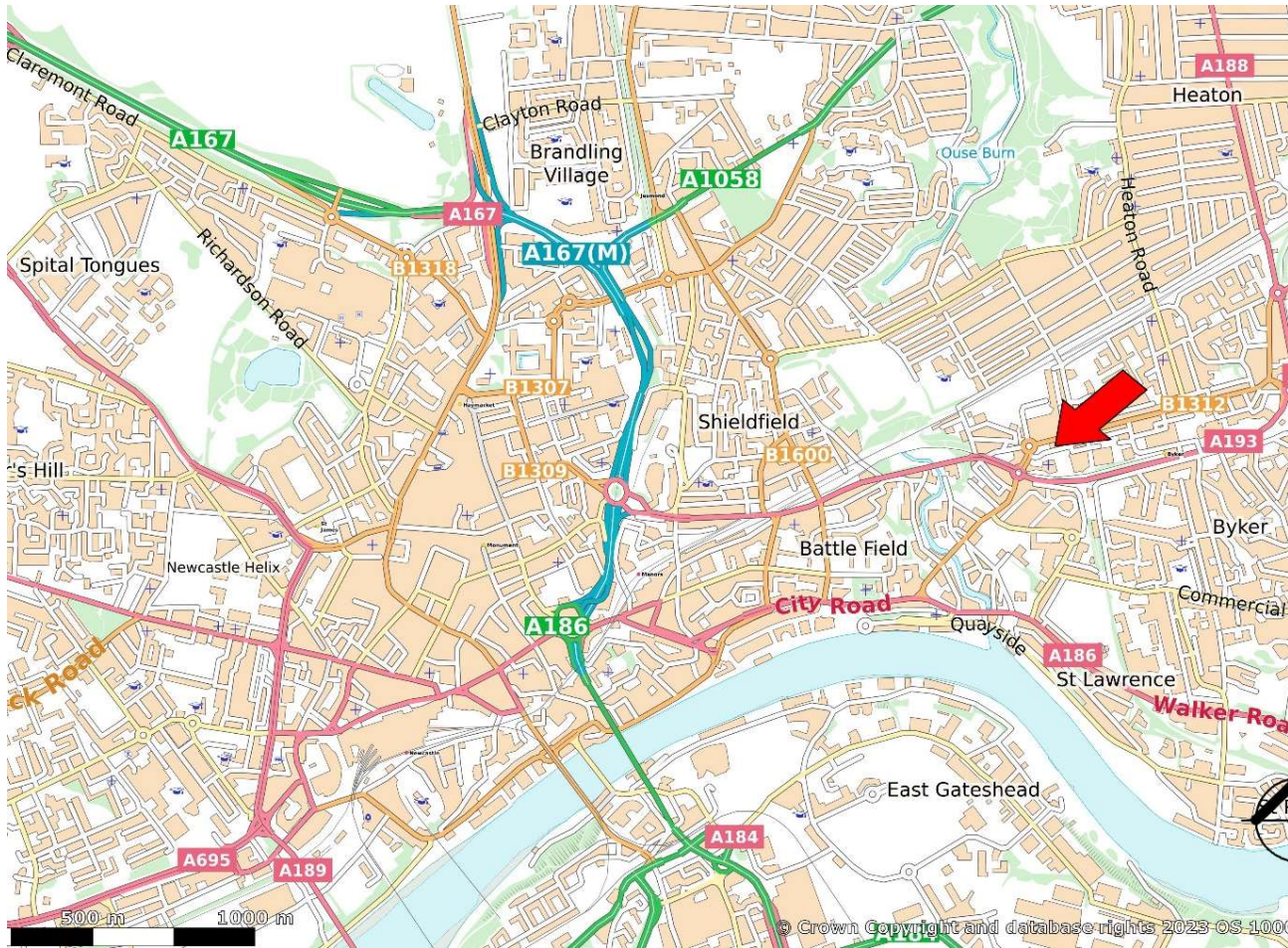
Available upon request.

Legal Costs

Each party to bear their own legal costs incurred in the preparation of any lease and any VAT thereon.

VAT

All prices where stated are deemed exclusive of VAT where applicable.



Strictly by prior appointment with the agents:-

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