

**TO LET**



**SERVICED OFFICE SUITES**

**Amber Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YA**



Sanderson  
Weatherall





## Key Points

- **All-Inclusive Rents**
- **Flexible Rolling Contracts**
- **Prices Start from £472 pcm**
- **Fully Furnished Options**
- **Ample Car Parking**

## Location

Amber Court is located on the long established and highly successful Newcastle Business Park which is situated off the A695 Scotswood Road approximately 1 mile west of Newcastle City Centre and 1 mile east of the A1 western Bypass. Newcastle Business Park is home to many national and local operators including British Airways, Surgo, Lookers and Story Homes.

## Description

Amber Court is a modern, three storey business centre that offers flexible office space, serviced offices, meeting room hire and studio space to rent. Amber Court benefits from the following specification;

- Communal Kitchens
- Bookable Meeting Rooms
- Shower Facilities
- 24/7 access
- Suspended ceilings incorporating LED lighting
- Air Conditioning
- Bike Racks
- On Site Meeting Rooms







## Accommodation and Prices

### Ground Floor

Office	sq ft	Price (PCM)
G2	170	£485
G17	166	£472.75
G37	962	£2,578.20
G39	1,292	£3,462.60
G40	1,403	£3,760

### First Floor (Fully Serviced £149 per desk)

Office	sq ft	Desks	Price (PCM)
F1	788	20	£2,980
F4	1,434	36	£5,364
F10	243	6	£894
F11	164	4	£596
F13	5,465	137	£18 psf
F14	2,007	50	£7,450
F15	1,531	38	£5,662
F16	837	21	£3,129

All prices quoted include rent, utilities (gas and water), broadband, communal maintenance and 24 hour security. First floor offices are fully furnished and include electricity as well as cleaning.





## **Lease Terms**

The suites are available on flexible lease terms for a term of years to be agreed. VAT.

## **VAT**

All rents quoted are deemed exclusive of VAT where chargeable.

## **Business Rates**

Interested parties are advised to make their own investigations with the Local Rating Authority (Newcastle City Council).

## **Energy Performance Certificate**

The property benefits from an Energy Performance Asset Rating of Band C (60).

A full copy of the EPC is available upon request.

## **Services**

We understand the property benefits from having all mains services connected, however, interested parties are advised to carry out their own investigations with regard to this matter.

## **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 purchaser.

## **Legal Costs**

Each party to bear their own legal costs.



## Further Information

Strictly by prior appointment with the agents:

James Fletcher  
07894 411 871  
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