

To Let

Arms Everytne House
Blyth Quayside
Blyth
Northumberland
NE24 2AS

March 2017



- Suites from 300 sq ft – available furnished and with telecoms provided
- Short Term flexible agreements available on Ground Floor office suites
- Designed to 'BREEAM' Excellent
- On Site Car Parking available
- Within 2 minutes of the Town Centre
- Immediately Available

Location

Arms Everytne House is situated on Blyth Quayside which is subject to major redevelopment and investment, set to provide a major mixed use development including, offices, leisure and retail, together with public areas.

The retail core of Blyth Town Centre including the Keel Row Shopping Centre and Bus Station is within a 2 minute walk and provides excellent amenities and public transport links.

Blyth is now at the forefront of sustainable energy research and Blyth Quayside is home to NaREC which is a national centre for the UK dedicated to accelerating the deployment and grid integration of renewable energy and low carbon generation technologies.

Description

The scheme provides brand new high specification office accommodation over three floors benefiting from the following specification:

- Open plan floor plates
- Full access raised floors
- Suspended ceilings
- 2.7 m floor ceiling height
- LG7 lighting
- 'BREEAM Excellent'
- Internal and external CCTV
- Secure parking via an automatic gate
- On site car parking spaces available Accommodation

Accommodation

The premises briefly comprise of the following approximate areas:

Unit	Sq ft	Unit	Sq ft
14	310	30	395
15	267	31	775
21	300	32	230
22	268	33	283
23	300	34	311
25	256		

NB- Suites available on a furnished basis

For further information or an appointment please contact Avison Young or our joint agents Knight Frank:

Tony Wordsworth
0191 269 0508
tony.wordsworth@avisonyoung.com

Knight Frank
0191 221 2211

Lease Terms

The accommodation is available by way of a new EFRI lease(s) for a term of years to be agreed.

The ground floor suites are also available on short term flexible agreements licence.

Rent

£9.50 per sq ft exclusive of service charge. In addition to the rent, a service charge will be recoverable from the tenant for the maintenance and upkeep of the common areas at a cost of £3.03 per sq ft.

The terms available upon request for short term licence occupation of the ground floor suites.

Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

EPC

The property has an Energy Performance Rating of C(31).

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchaser's or lessees must satisfy themselves independently as to the incidence of VAT in respect of the transaction.



Avison Young
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