



**6 RIVERSIDE STUDIOS, AMETHYST ROAD,  
NEWCASTLE BUSINESS PARK,  
NEWCASTLE UPON TYNE, NE4 7YL**

- **Strong Business Park Location**
- **Quality two-storey office building to let**
- **High standard of accommodation**
- **Dedicated car parking**
- **Rent £11,500 per annum**

## To Let

### LOCATION

The property is situated on Newcastle Business Park approximately 1 mile south-west of Newcastle City centre.

The Park lies between the north bank of the River Tyne and the A695 Scotswood Road, an important dualled radial route into the City, linking with the A1 Trunk road approximately 3 miles to the west. Newcastle Business Park is home to a number of large international and national companies, including AA Insurance, British Airways and the Environment Agency.

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**[www.youngsrps.com](http://www.youngsrps.com)**

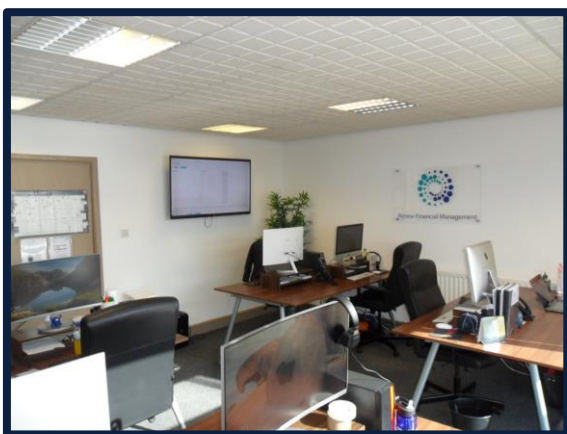
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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Amethyst Road forms the south-western section of Newcastle Business Park, and runs along the River bank. The properties on Amethyst Road benefit from imposing views to the south over the River, with access by car and parking facilities on the north side. Between the Riverside Studios and the River Tyne is the Riverside Route for walkers or cyclists, which links the Business Park with Newcastle Quayside to the east.

## DESCRIPTION

The property comprises a two-storey end-terraced building offering modern, self-contained office accommodation in an attractive setting. The ground floor is cellular in layout, and provides a reception area/office, a general office with views over the River, a small kitchen and male & female toilets. To the first floor, a glazed screen partition with integral micro-blinds separates the accommodation into a general office with a boardroom or manager's office to the front, benefitting from views over the River Tyne. The first floor provides an airy environment, being open to the roof, with the roof structure exposed.

The ground floor accommodation benefits from a suspended ceiling incorporating Category II lighting. The first floor space is lit by up and down wall lights. The building is heated by a gas fired radiator central heating system. There are double glazed aluminium windows with vertical blinds fitted and carpeting throughout the offices.



Ground Floor Office

## ACCOMMODATION

The property provides the following net internal floor areas:

Ground Floor	43.43 sq m	(467 sq ft)
First Floor	50.40 sq m	(543 sq ft)
<b>Total</b>	<b>93.83 sq m</b>	<b>(1,010 sq ft)</b>

There are three dedicated car parking spaces.

## LEASE TERMS

The property is available to let by way of a full repairing and insuring lease which expires 3 November 2024. The lease incorporates tenant's options to break 3 November 2021 and 3 November 2023. There is an estate service charge payable. Full details on application. The lease is excluded from Section 24-28 of the Landlord & Tenant Act 1954.

## RENT

£11,500 per annum exclusive of business rates and payable quarterly in advance.

The property is registered for VAT and therefore VAT will be payable on the rent.

## RATEABLE VALUE

The property has a rateable value of £10,250. It is envisaged that most tenants may be entitled to small business rates relief, however, interested parties should verify this with the Local Authority.



First Floor Boardroom/Manager's Office



Riverside Frontage

## LEGAL COSTS

Each party are to bear its own legal costs in connection with the preparation and execution of the lease.

All figures quoted above are exclusive of VAT where chargeable.

## VIEWING

Strictly by appointment with sole agents, YoungsRPS.

## LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne, NE1 8QH Tel: 0191 2328520

## ENERGY PERFORMANCE CERTIFICATE

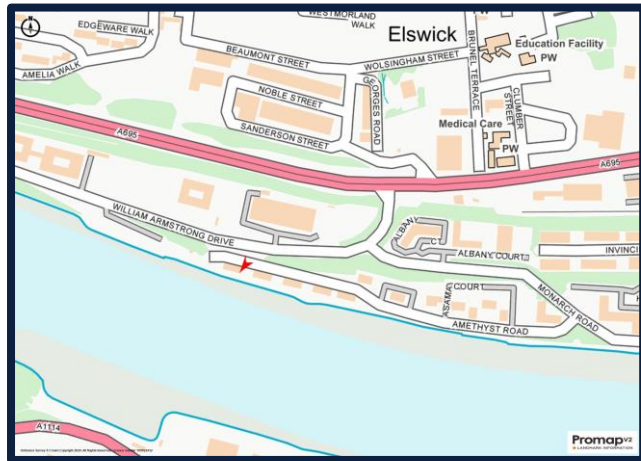
The property has an EPC rating of C-71.

A copy of the EPC and Recommendation Report is available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

## Particulars Prepared April 2020



Location plan

YoungsRPS means Stanton Mortimer Limited trading as YoungsRPS. Stanton Mortimer Limited is registered in England no: 5346678. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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