

## TO LET

Media Exchange 2, Coquet Street,  
Newcastle upon Tyne, NE1 2QB



## Contemporary Office Building

2,193 ft<sup>2</sup> (203.73 m<sup>2</sup>)

- Rare opportunity for self-contained building
- Fantastic location on the Ouseburn
- Fully fitted with kitchen and shower facilities
- Cassette air conditioning
- 3 on site car spaces with 2 on a licence

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### Location

Within walking distance of Newcastle City Centre, the Ouseburn Valley is particularly popular with businesses in the creative and cultural sectors. The Valley is a vibrant area full of eclectic restaurants, bars and offices and is highly accessible with easy access to the A1 via the A193 and public transport via Manors metro station and numerous bus routes.

### Description

The building forms part of a development of five buildings, all built to a high architectural standard and with high quality finishes. The estate is a vibrant and exciting mix of architects, creative designers, cultural and service agencies. All other buildings on the estate are fully occupied.

The premises benefit from the following:

- Cassette air conditioning
- Suspended ceilings
- Perimeter trunking
- Carpeting
- Shower and kitchen facilities
- Fully fitted with boardroom
- 3 car parking spaces with 2 licence spaces

### Accommodation

The property comprises the following net internal areas;

Unit	M <sup>2</sup>	Ft <sup>2</sup>
Mezzanine	42.23	455
First Floor	79.27	853
Ground Floor	82.23	885
<b>Total</b>	<b>203.73</b>	<b>2,193</b>

### Lease Terms

The premises are available on a new lease for a minimum term of three years on a tenant full repairing and insuring basis. There is an estate charge which will be payable by the tenant.

### Rent

£29,500 per annum.

### Estate Charge

The tenant will be responsible for the estate charge with the current cost £565.24 plus VAT per quarter.

### Building Insurance

The tenant will be responsible for the cost of the building insurance premium which for the current year is £353.33 plus IPT and VAT (year ending 22nd July 2026).

### Business Rates

According to the VOA website the rateable value is £22,250 so that rates payable will be £11,227 per annum.

### EPC

The EPC rating for this property is B32.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



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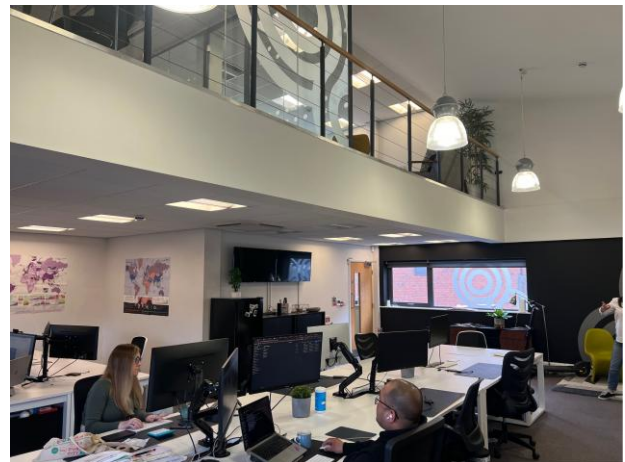
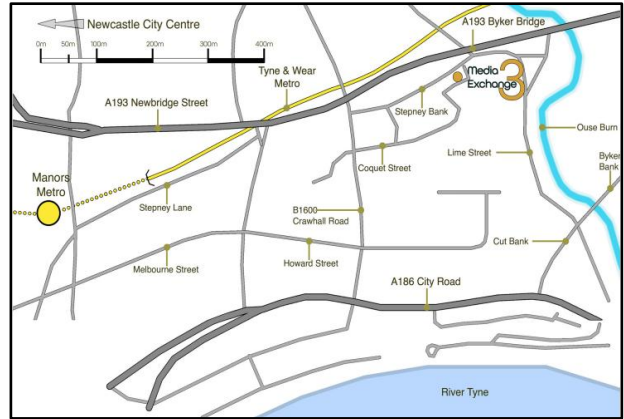
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### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, London SW1P 3AD Tel: 0207 695 1535.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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