

TO LET SELF-CONTAINED OFFICE BUILDING

**Media Exchange 2
Coquet Street
Ouseburn
Newcastle upon Tyne
NE1 2QB**

Rod Bennett

Commercial Property Consultants

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- 2,193 sq.ft (230.73 sq.m)
- Fantastic location in the Ouseburn area
- Fully fitted kitchen and shower facilities
- Cassette Air Conditioning
- 3 on site car spaces plus 2 on licence
- Available July 2025

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.

The premises benefits 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

Floor	Sq.m	Sq.ft
Mezzanine	42.23	455
First Floor	79.27	853
Ground Floor	82.23	885
Total	203.73	2,193



Lease Terms

The premises are available on a new lease for a minimum term of 3 years on a tenant full repairing and insuring basis. There is an estate service charge which will be payable by the tenant.

The tenant shall pay the landlords reasonable legal fees in connection with the new lease.

Rent

£29,500 per annum.

Business Rates

Rateable Value : £22,250

Business Rates Payable £11,227 approx.

The above details should be confirmed by reference to the Local Authority.

EPC Rating: B



Viewing

Strictly by appointment with Rod Bennett Commercial Property Consultants or joint agents
Naylors Gavin Black 0191 211 1555

June 2025.

THESE PARTICULARS ARE INTENDED AS A GUIDE TO THE PROPERTY AND DO NOT FORM PART OF ANY CONTRACT.