

**Studio 21
Amethyst Road
Newcastle
NE4 7YL**



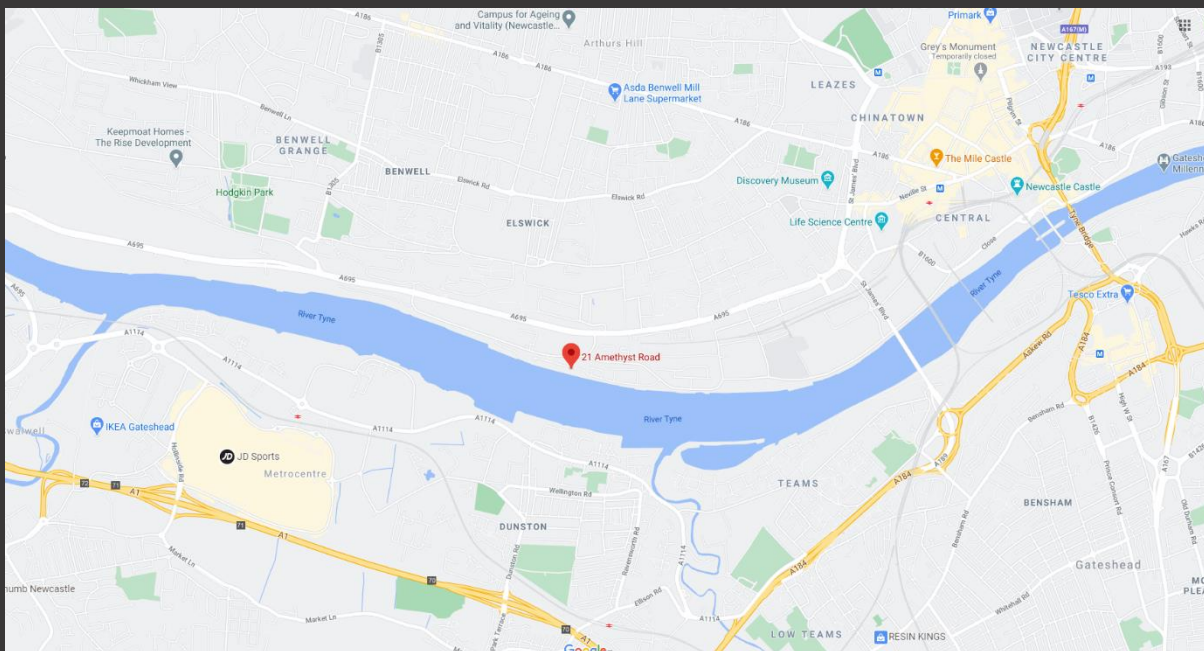
**TO LET
1,010 sq ft (93.83 sq m)**

MODERN SELF-CONTAINED OFFICE SPACE

****TEMPORARY LEASE UNTIL SEP 2021 WITH OPTION
TO EXTEND****

LOCATION

This office unit is located within Newcastle Business Park. It is situated 1-mile South-West of Newcastle City Centre and is positioned on the riverfront overlooking the River Tyne. The A1 is just 3 miles away which gives arterial routes to major cities across the country. Newcastle Station is 1.5 miles away equating to 30 mins walk or frequent buses cut journey time down to 10 mins. A cycle path runs across the rear of the property alongside the river.



DESCRIPTION

This property consists of two-storeys of modern self-contained office accommodation. The ground floor boasts a kitchen as well as male/female toilets. There are meeting rooms on the first floor. Due to the nature of the building, the first-floor accommodation provides high ceilings with exposed timbers. There are large floor to ceiling height windows offering splendid views of the river and cycle path which leads all along the river to Newcastle City Centre.

ACCOMODATION

Ground	467 sq ft	43.43 sq m
First	543 sq ft	50.40 sq m
TOTAL	1,010 sq ft	93.83 sq m

LEASE TERMS

The suite is subject to an existing lease expiring September 2021. The lease is available for assignment or flexible sub-leases may be considered. Alternatively, a new lease for a term of years to be agreed may be available.

Please enquire for further information.

RATEABLE VALUE

The property has a rateable value of **£10,250**, which equates to **£5,115** payable per annum using the small business rates multiplier for 2020/21 of 49.9p.

EPC

A copy of the EPC is available on request.

Viewings

To request any additional information or arrange a viewing, please contact the sole letting agents:

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