

## TO LET

Media Exchange 3, Coquet Street,  
Newcastle upon Tyne, NE1 2QB



## Contemporary Office Building 2,239 ft<sup>2</sup> (208.01 m<sup>2</sup>)

- Self-contained fully fitted office building
- Fantastic location on the Ouseburn
- Up to 6 parking spaces available
- Available for early occupation
- New lease for a term by arrangement

### For further information please contact:

Chris Pearson  
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)  
DD: +44 (0)191 211 1555

John Cranshaw  
E: [john.cranshaw@naylorsgavinblack.co.uk](mailto:john.cranshaw@naylorsgavinblack.co.uk)  
M: 07912 225 407

Hadrian House  
Higham Place  
Newcastle upon Tyne  
NE1 8AF  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## TO LET

Media Exchange 3, Coquet Street,  
Newcastle upon Tyne, NE1 2QB

### 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 benefits from the following:

- Two floors plus mezzanine
- Double glazed windows
- Ceiling mounted heating and cooling units
- Carpeted
- Perimeter trunking and wiring
- Male, Female and Disabled WC facilities
- Intruder and fire alarm system
- Up to 6 parking spaces
- BREEAM very good
- EPC rating C-72
- Fully fitted available for immediate occupation

### Accommodation

The property comprises the following net internal areas;

Unit	M <sup>2</sup>	Ft <sup>2</sup>
Second Floor	41.29	444
First Floor	81.71	880
Ground Floor	90.61	975
<b>Total</b>	<b>213.61</b>	<b>2,299</b>

### Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

### Rent

£32,500 per annum exclusive of VAT, rates and estate charge.

### Estate Charge

The tenant is responsible for the estate charge for this unit. The current budget cost equates to £1.04psf payable.

### Business Rates

The current rateable value of the property is £25,250 (2017 List) giving current rates payable of approximately £12,600 per annum.

### EPC

C-72.

### Legal Costs

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

## TO LET

Media Exchange 3, Coquet Street,  
 Newcastle upon Tyne, NE1 2QB

### Money Laundering

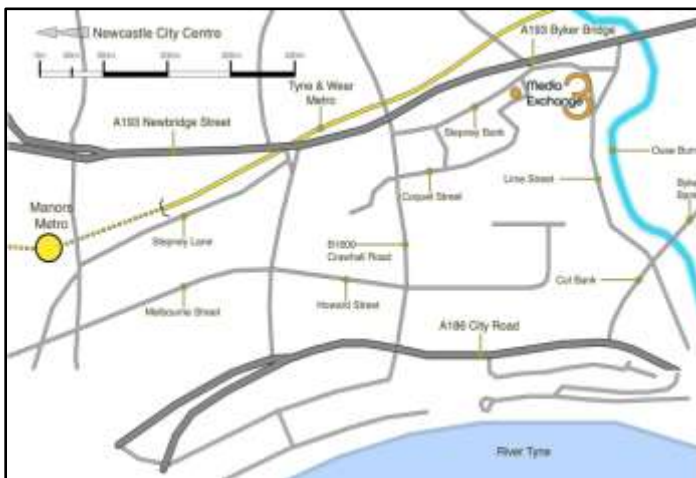
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### 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, Parliament Square, 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.



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:  
 (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.  
 (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.  
 (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order