

# Offices To Let

# Riverside House

Goldcrest Way, Newburn, Newcastle upon Tyne **NE15 8NY**

Sustainable workplace environment offering **48,327 sq ft** of High-Quality offices



# Riverside House

- + Commissionaire service
- + 24-hour access
- + Flexible lease terms
- + Well-located close to A1(M)
- + 3 minute drive to Metrocentre

Premium specification workspaces in an enviable riverside location.



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## Location

Newburn Riverside is only one minutes drive away from the A1 and is just three minutes from the Metrocentre where rail links are available.



The Waterfront is a modern business park in a unique location on the banks of the River Tyne. With its riverside walks, attractive landscaping and contemporary works of art, it is set to benchmark new standards for the workplace and is considered an unrivalled and enviable location.

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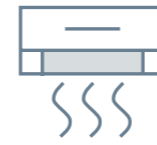
## Description

Riverside House is finished to a high specification and has achieved the highest BREEM rating of 'Excellent'. The property benefits from on-site car parking spaces as well as excellent public transport links.

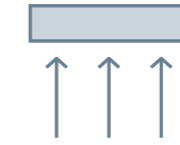
Newburn Riverside benefits from a high-speed business internet connection and access to Next Generation Network with bandwidth from 100 Mbit/s through to 10 Gbit/s.



## Specification



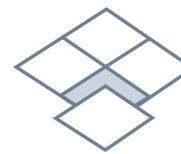
Air conditioning



Raised access flooring



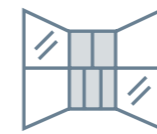
210 car parking spaces



Suspended ceiling



EPC rating - B



Central atrium area



High speed business internet



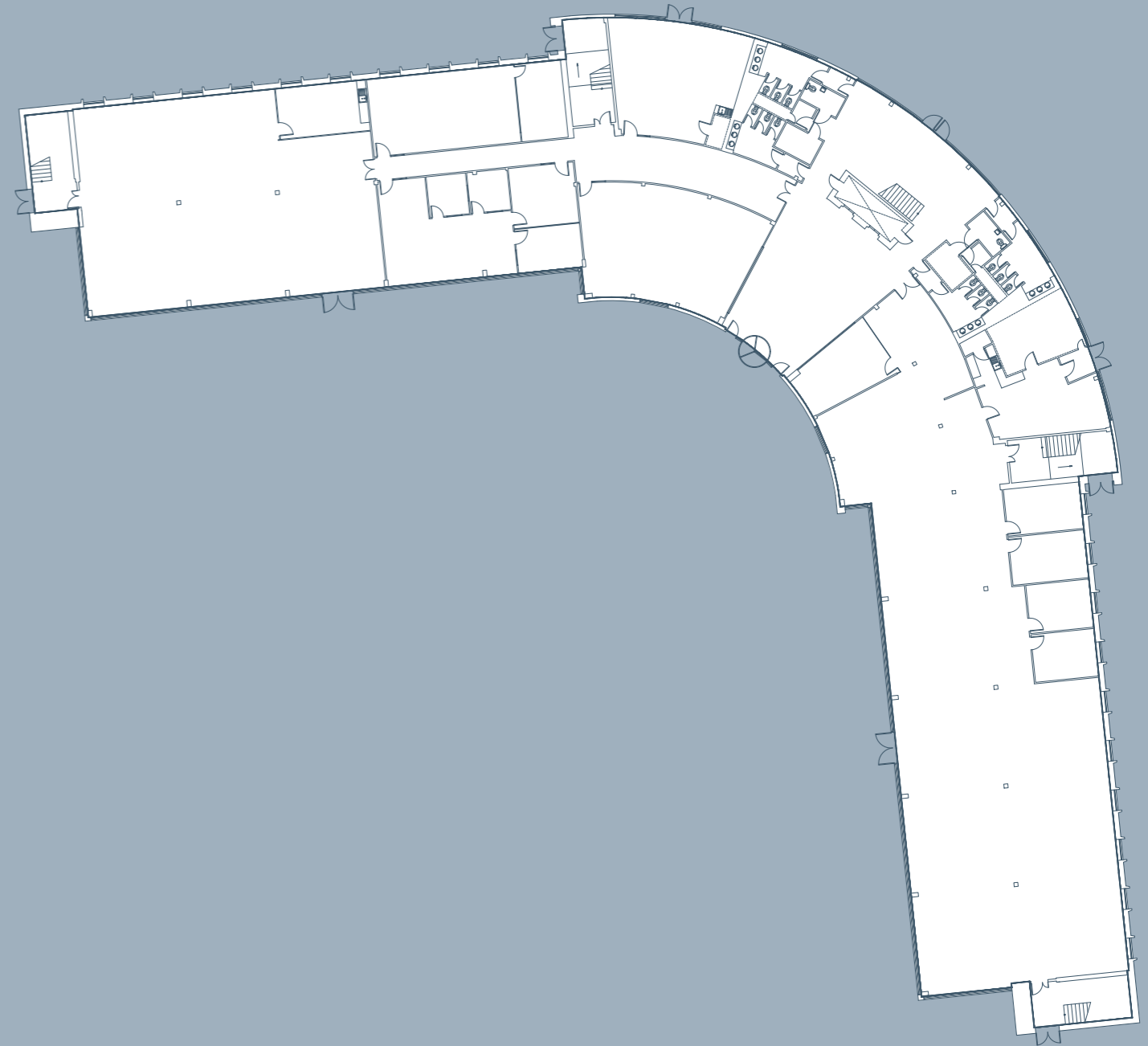
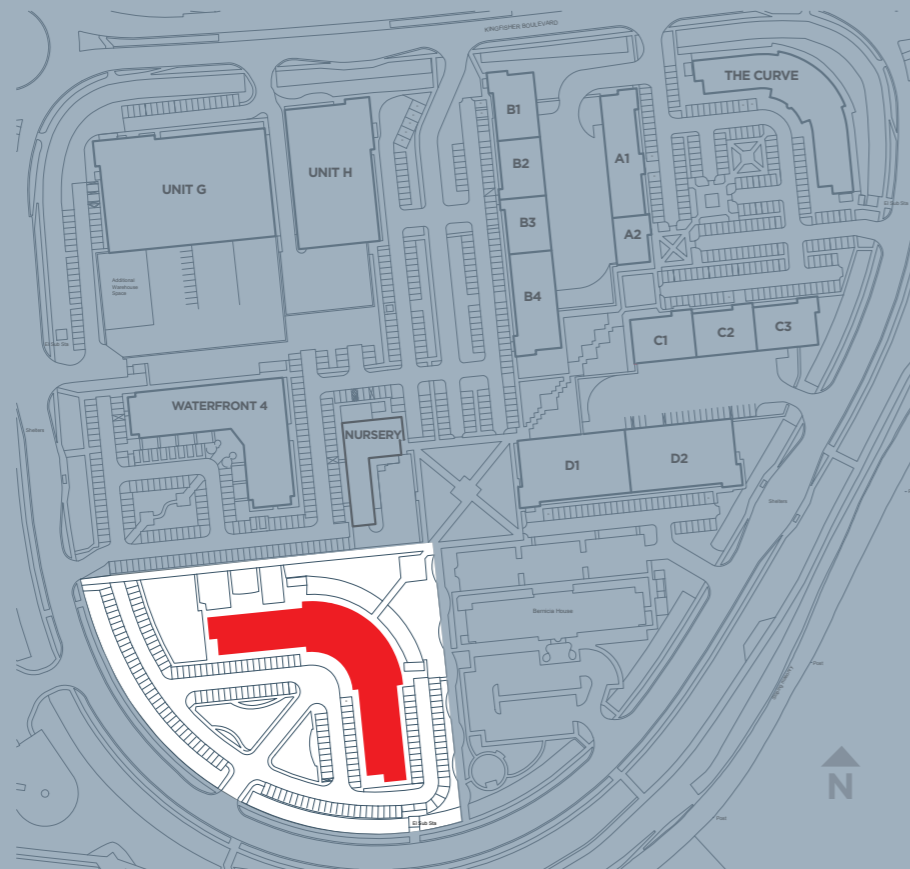
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## Accommodation

The accommodation briefly comprises of the following approximate areas:

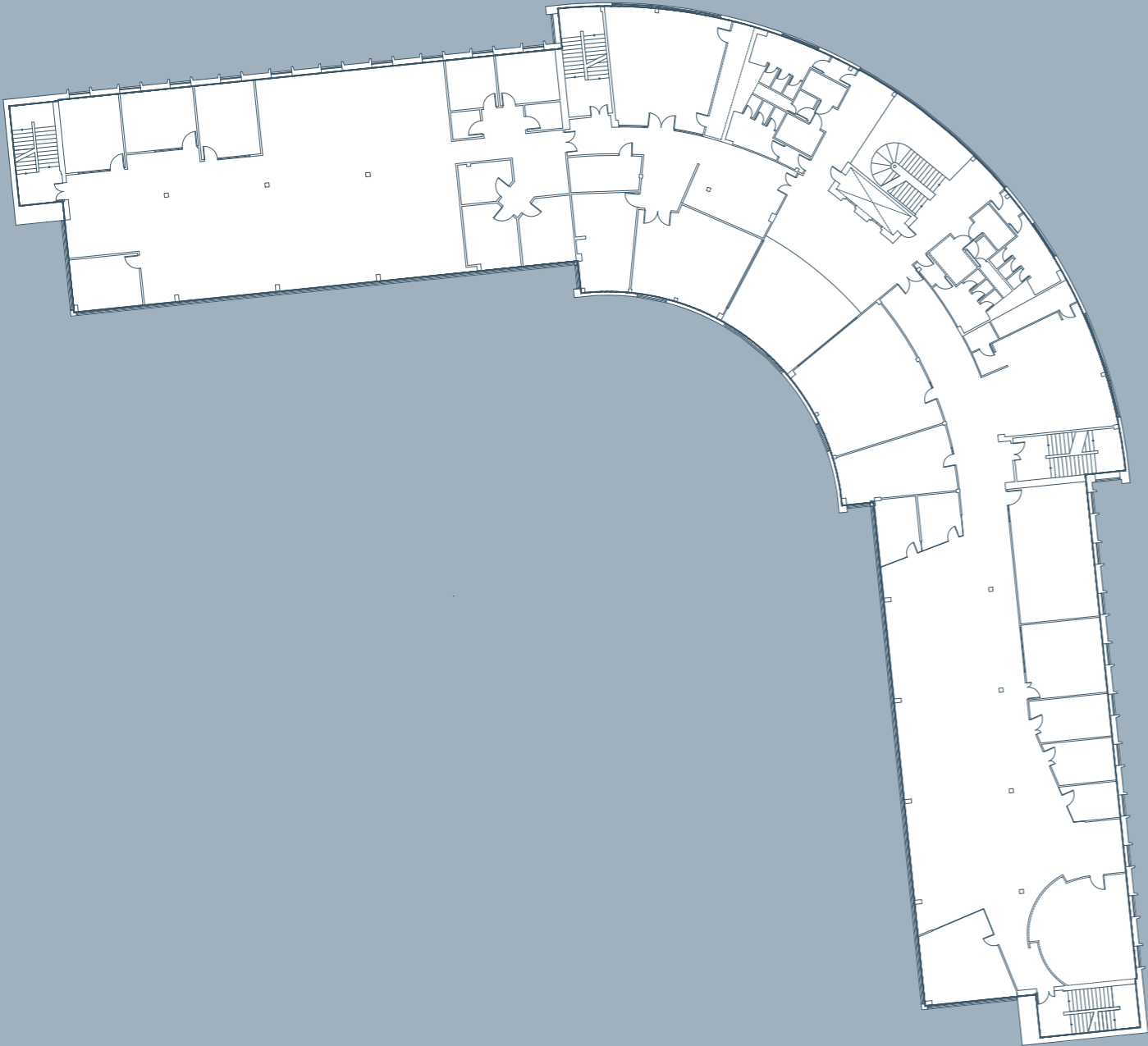
FLOOR	SIZE (SQ M)	SIZE (SQ FT)
Ground	1,535.50	16,528
First	1,535.50	16,528
Second	1,418.72	15,271
<b>TOTAL</b>	<b>4,489.72</b>	<b>48,327</b>



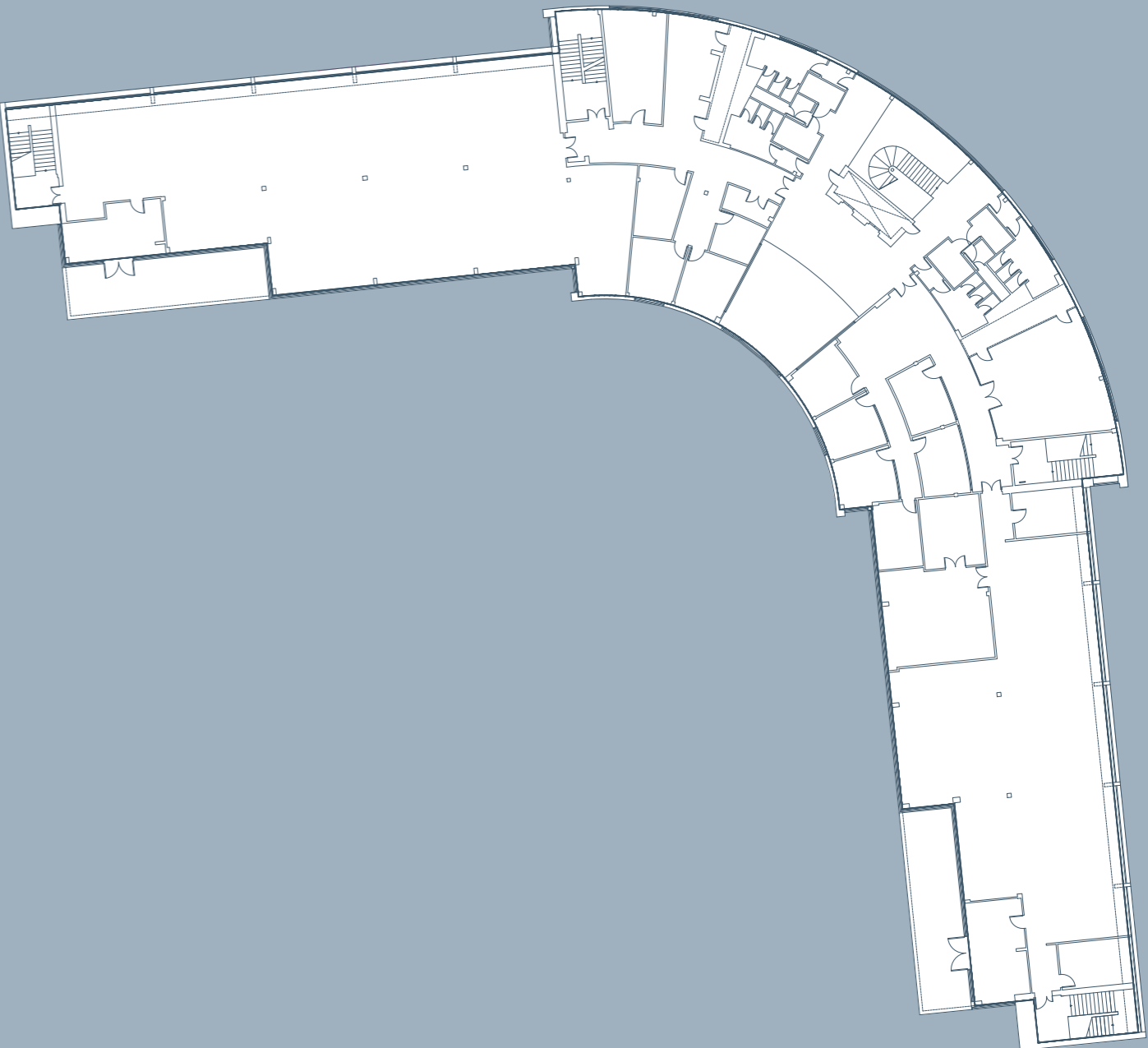
Ground Floor  
Total: 1,535.50 SQ M (16,528 SQ FT)

Accommodation

# Riverside House



**First Floor**  
Total: 1,535.50 SQ M (16,528 SQ FT)



**Second Floor**  
Total: 1,418.72 SQ M (15,271 SQ FT)

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## EPC

EPC Rating - B.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

All rents and figures quoted above are exclusive of VAT where chargeable.

## Rates

On application.

## Tenure

Available by way of a new Full Repairing and Insuring lease for a term to be agreed at a rent of £10 per sq ft.

## AML

In accordance with the UK Government's 5th Money Laundering Directive counterparty due diligence will be required on a company or individual(s) intending to lease or purchase the subject property on agreement of heads of terms. This will include proof of identity for any beneficial owners of a company with ownership equal to or in excess of 25%.

For more information or to arrange a viewing please contact

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