

**PARKER KNIGHTS**

REAL ESTATE



2ND FLOOR, CLUNY ANNEX, 36 LIME STREET, OUSEBURN, NE1 2PQ



## DETAILS

### ACCOMMODATION

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

Office	SQ FT
3	951
<b>Total</b>	<b>951</b>

### EPC

Rating: C (72)

### ASKING RENT

£13.50 psf

### BUSINESS RATES

Rateable Value: £4.88 psf. Further enquiries should be made to the local council

### SERVICE CHARGE

The service charge budget is currently running at £7.00 per sq ft.

## TERMS

### CAR PARKING

N/A

### TENURE

Leasehold

### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

### VAT

The rent is exclusive of VAT where chargeable

## ABOUT

### DESCRIPTION

The office accommodation is positioned on the second floor within a three storey listed building. The space is accessed from the intercom / code entry system at street level. The communal staircase takes you to the 2nd floor where there are three separate office suites, two of which are available. The offices benefit from two shared kitchen facilities and WC's. Specification includes; new LED panels, suspended ceiling and carpeting.





## LOCATION

The subject property is located at the heart of the Ouseburn on Lime Street. The Ouseburn is a quirky hotspot for the digital, creative and media sector located to the east of Newcastle city centre.

The area benefits from a cluster of like-minded occupiers who thrive from the place making and community ethos.

The area is easily accessible with Manors metro station located within walking distance

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# CONTACT

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## AGENT DETAILS

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