PARKER KNIGHTS

REAL ESTATE



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



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 the there are three separate office suites, two of which are available. The offices benefit from shared kitchen facilities and WC's. Specification includes; new LED panels, suspended ceiling and carpeting.

DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

Office	SQ FT
1	1,455
3	951
Total	2,406

EPC

Rating: C (72)

ASKING RENT

£13.50 psf

BUSINESS RATES

Rateable Value: £3.59 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





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

AGENT DETAILS

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