



BRINKBURN SUITES C1 & C2

NEWLY REFURBISHED OFFICES TO LET
TWO 1,900 SQ FT SPACES

168 BRINKBURN STREET, NEWCASTLE, NE6 2AR



**HIVE
TREE**

1ST CLASS FITTED OR NON FITTED SPACES AVAILABLE AT A THRIVING BUSINESS DESTINATION.

HiveTree Brinkburn is a community-focussed work space like no other.

Tech-driven and innovative office facilities provide your business with an exciting and inspiring place to work close to the heart of Newcastle city centre.

The old Byker Library on Brinkburn Street in Newcastle has a rich history, closely tied to community development in Byker. Originally constructed as part of Newcastle's public library system, it served as a critical cultural and educational hub for the neighborhood.

The original library building dates back to a period when Newcastle expanded rapidly in the 19th and early 20th centuries, establishing public libraries and other civic amenities to serve the growing urban population.





BRINKBURN SUITE C1





SUITE C1 FLOOR SPACE PLAN OPTION



THE OFFICE SPACE IS SPREAD OVER GROUND FLOOR AND MEZZANINE LEVEL, WHICH CAN BE FULLY FITTED TO A TENANT'S SPECIFICATION.



BRINKBURN

SUITE	SQ FT	SQ M
A	LET TO MAVEREX	
B	LET TO ARTISAN TRAVEL	
C1	1,900	176.5
C2	1,900	176.5
AVAILABLE	3,800	353



BRINKBURN SUITE C2





SUITE C2 FLOOR SPACE PLAN OPTION



THE OFFICE SPACE IS SPREAD OVER GROUND FLOOR AND MEZZANINE LEVEL, WHICH CAN BE FULLY FITTED TO A TENANT'S SPECIFICATION.



BRINKBURN

SUITE	SQ FT	SQ M
A	LET TO MAVEREX	
B	LET TO ARTISAN TRAVEL	
C1	1,900	176.5
C2	1,900	176.5
AVAILABLE	3,800	353

GENERAL FEATURES:



**FULLY CONNECTED
OFFICE WITH UP TO
1GBPS INTERNET**



**24/7 SECURE
KEYLESS
ACCESS**



**INDIVIDUAL
INTERCOM
SYSTEM**



**SMART APP
MEDIA, LIGHTS
& HEATING**



**INDIVIDUAL
ADDRESS &
POSTBOX**



KITCHEN



**HIGH QUALITY
FLOORING & DECOR***



**FULLY
FURNISHED***



**50-65" 4K
AIRPLAY TVS***



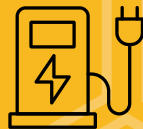
**HD VOIP
PHONE LINES**



**SHOWER
FACILITIES**



**SECURE
BIKE RACK**



**E.V.
CHARGING
(COMING SOON)**



**SECURE
PARKING**



**EPC RATING:
B**

WORKSPACES DESIGNED TO INSPIRE.

***FIT OUT DEPENDANT**



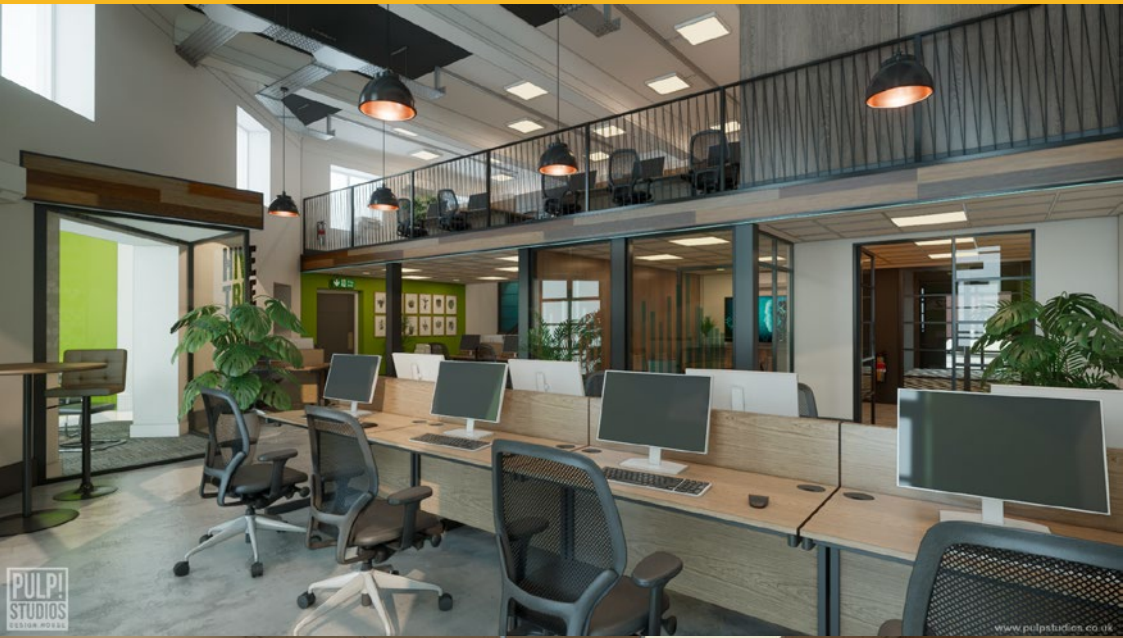




CONCEPT RENDERS



CONCEPT RENDERS





**FOR VIEWING AND FURTHER
INFORMATION PLEASE CONTACT:**

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REAL ESTATE

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TERMS

The entirety of the building is available to let by way of a new effective Full Repairing and Insuring lease.

RENT

All inclusive rent from £28.00 psf. This rent is inclusive of service charge and connectivity.

Utilities and business rates are charged separately.

SERVICE CHARGE

Included within the rent as mentioned.

BUSINESS RATES

On Application.

VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B