

PARKER KNIGHTS

REAL ESTATE



MEDIA EXCHANGE 2, COQUET STREET, OUSEBURN,
NEWCASTLE UPON TYNE, NE1 2QB



ABOUT

DESCRIPTION

This modern, self-contained office building is arranged over two floors with an additional mezzanine level. The premises are available fully fitted, featuring an open plan layout with a fully glazed board/meeting room. WC facilities are located in the entrance lobby, as well as on both ground and first floors for added convenience.

Additional specification includes, desks, chairs, soft seating, fitted kitchen and a shower room.

DETAILS

ACCOMMODATION

Floor	SQ FT
Ground	885
First	853
Mezzanine	455
TOTAL	2,193

EPC

Rating: B

ASKING RENT

Fully fitted - £12.50 psf

BUSINESS RATES

Business rates payable estimated to be £5.07 psf

ESTATE S.C.

Current cost: £565.24 per quarter

BUILDING INSURANCE

c. £353.33 per annum

TERMS

TENURE

New FRI lease available

LEGAL COSTS

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

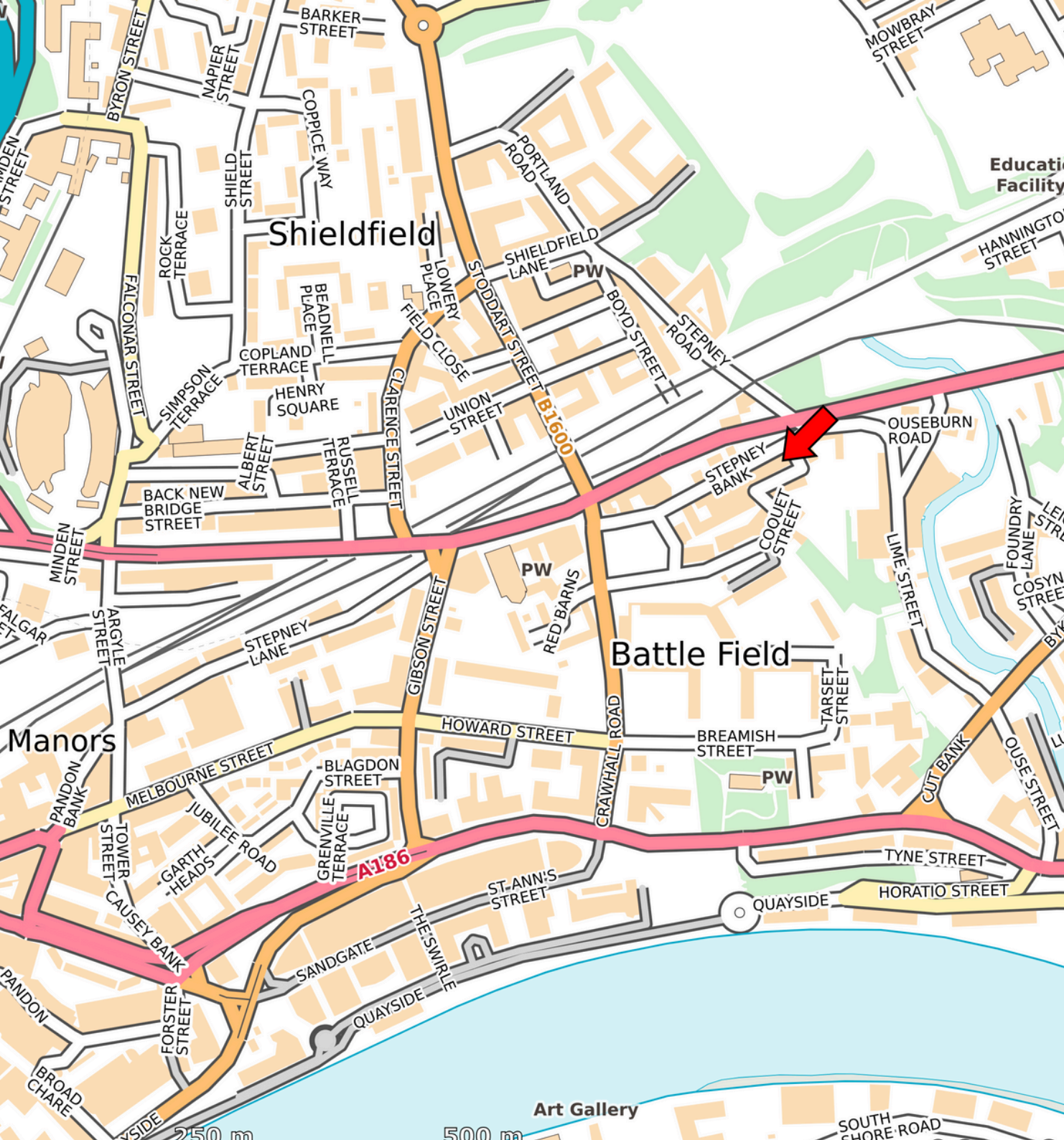
VAT

Subject to VAT where applicable

CAR PARKING

3 demised and a further 2 on licence





LOCATION

Media Exchange 2 is located on Coquet Street in the vibrant Ouseburn Valley and offers an exceptional office environment in the heart of one of Newcastle's most dynamic and creative neighbourhoods. Surrounded by independent cafes, bars, and cultural venues, Ouseburn blends industrial charm with modern convenience.

With excellent transport links to the city centre and a thriving community of digital, design, and media businesses, Media Exchange 2 is perfectly positioned for forward thinking companies looking to thrive in an inspiring setting.

PARKER KNIGHTS

REAL ESTATE

CONTACT

AGENT DETAILS

Michael Downey
Parker Knights

DD: 0191 649 8924

M: 07711 767 423

E: mdowney@parkerknights.co.uk

W: www.parkerknights.co.uk

Carolyn Ridley
Parker Knights

DD: 0191 649 8924

M: 07437 911 193

E: cridley@parkerknights.co.uk



Misrepresentation Act: These particulars do not form part of any contract. Parker Knights nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchaser or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.