

**PARKER KNIGHTS**

REAL ESTATE



ISS AIRVIEW, 1 AIRVIEW PARK, NEWCASTLE UPON TYNE, NE13 8BR



## ABOUT

### DESCRIPTION

ISS Airview is a modern, purpose-built office building providing contemporary, high-specification workspace. Suites are available from 671 sq ft to 2,668 sq ft and the building offers flexible accommodation to suit a wide range of occupier requirements.

Specification includes; Double height reception, suspended ceiling with LED panel lighting, full electric Air Conditioning, raised flooring, c 2.9m floor to ceiling height, partially fitted office suites, meeting rooms, kitchen facilities and a podcast room.

## DETAILS

### ACCOMMODATION

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

Floor	SQ FT
GF suite 1	702.4
GF suite 2	2,675.8
FF suite 3	702.4
FF suite 4	2,675.8
<b>Total</b>	<b>6,756.4</b>

### EPC

Rating: B

### CAR PARKING

30 spaces inc. EV charging

### SERVICE CHARGE

Included in the rent

### BUSINESS RATES

Available on request

## TERMS

### ASKING RENT

£51.25 psf inclusive of rent, ground rent, service charge & compliance, utilities, connectivity and staffing

### TENURE

New lease available  
Flexible lease terms and desk rates also available for smaller requirements

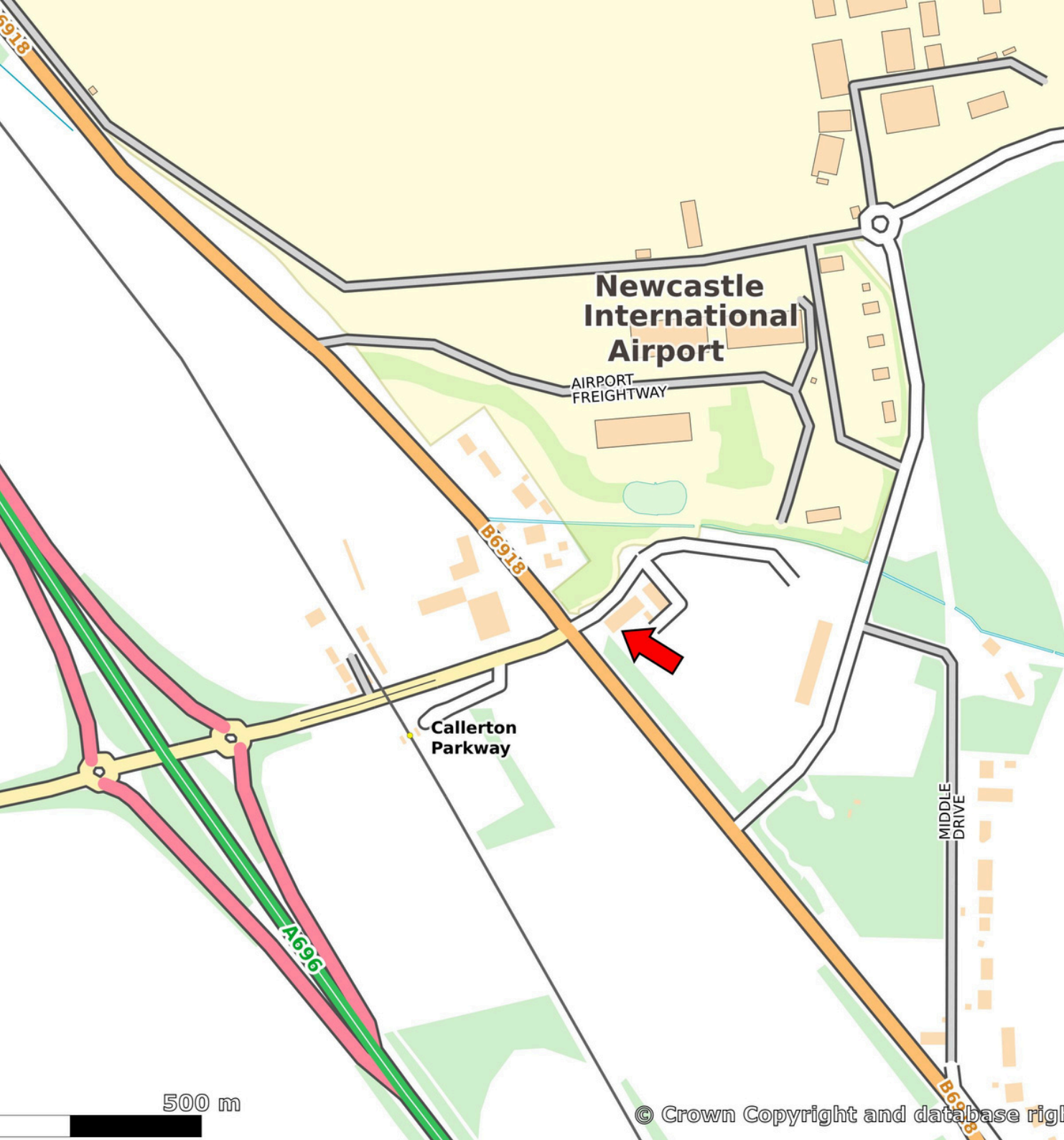
### LEGAL COSTS

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

### VAT

The rent is exclusive of VAT where chargeable





## LOCATION

ISS Airview is ideally positioned at 1 Airview Park, Newcastle upon Tyne (NE13 8BR), adjacent to Newcastle International Airport and direct access to the A1(M) via the A696. This prime location provides exceptional connectivity across the North East and beyond.

Callerton Parkway Metro Station is located opposite, offering direct links to the regional public transport network and Newcastle Central Station for national rail connections. On-site parking is also available for occupiers and visitors.

**PARKER KNIGHTS**

REAL ESTATE

# CONTACT

## AGENT DETAILS

Michael Downey  
Parker Knights

**DD:** 0191 649 8924

**M:** 07711 767 423

**E:** [mdowney@parkerknights.co.uk](mailto:mdowney@parkerknights.co.uk)

**W:** [www.parkerknights.co.uk](http://www.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.