

**PARKER KNIGHTS**

REAL ESTATE



**MEDIA EXCHANGE 1, COQUET STREET, OUSEBURN,  
NEWCASTLE UPON TYNE, NE1 2QB**



## ABOUT

### DESCRIPTION

This modern, self-contained office building is arranged over three floors and the premises are available partially fitted.

The accommodation includes glazed meeting rooms on both the ground floor and mezzanine level, and benefits from suspended ceilings with LG7 lighting, air conditioning and perimeter trunking.

WC facilities are located on both ground and first floors for added convenience.

## DETAILS

### ACCOMMODATION

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

Floor	SQ FT
Ground	921.4
First	839.6
Second	429.5
Total	2,190.5

### EPC

Rating: C

### BUSINESS RATES

Business Rates payable are estimated to be c. £5.32 psf  
Further enquiries should be made to the local council

### ESTATE S.C.

Current cost: £567.84 pr quarter

## TERMS

### ASKING RENT

£30,000 per annum

### 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

### CAR PARKING

4 spaces with an additional 3 spaces available on separate licence





## LOCATION

Media Exchange 1 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 1 is perfectly positioned for forward thinking companies looking to thrive in an inspiring setting.

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# 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)



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