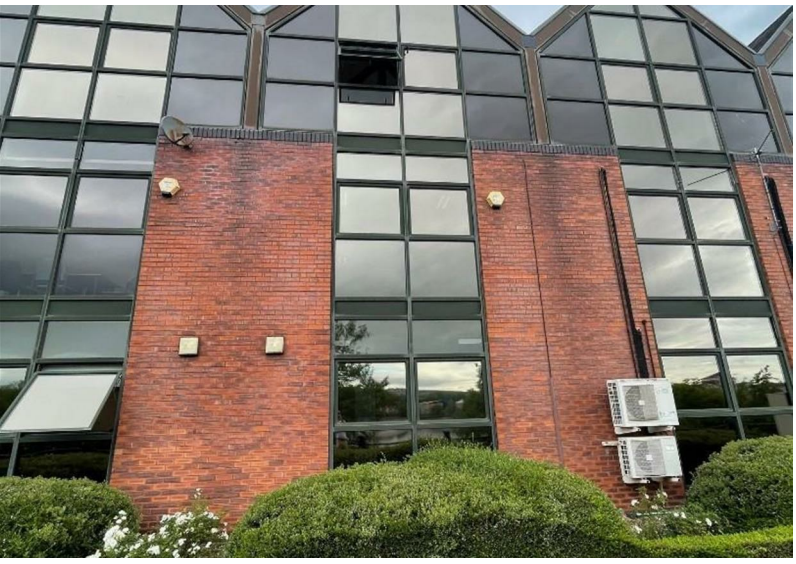
R.A Jackson & son
Est. 1830







15, Riverside Studios Amethyst Road, Elswick, Newcastle Upon Tyne, NE4 7YL £450 Per Month

15, Riverside Studios Amethyst Road, Elswick, Newcastle Upon Tyne, NE4 7YL

- **To Let**
- **Ground Floor Office Suite**
- **Net Internal Area 48.91 sqm (519 sqft)**
- **Parking Space**
- **Rent: £450 pcm inclusive of utility bills**

LOCATION
The property is located on Amethyst Road which forms part of Newcastle Business Park which lies to the west of Newcastle Centre and within close proximity of the north bank of the River Tyne. Both Newcastle City Centre and the A1(M) are accessible via Scotswood Road which bypasses the Business Park to the north.

DESCRIPTION
The property comprises a ground floor office suite which forms part of a 3 storey mid-terraced brick built office building having views over the River Tyne. The office suite comprises carpeted floors, suspended ceilings and benefits from shared kitchen and toilet facilities at first floor.

ACCOMMODATION
Net Internal Area (NIA):
48.91 sqm (519 sqft)

SERVICES
We understand that all mains services are connected to the property. The property also benefits from central heating serving steel radiators.
(All interested parties should satisfy themselves with the local service providers)

RATING LIABILITY
The property is assessed for business rates as follows:

Property: Ground Floor, Unit 15 Riverside Business Suites, Amethyst Road, Newcastle Upon Tyne NE4 7YL
Description: Offices and Premises
Rateable Value: £6,ooo

TENURE
The property is available by way of a new FRI lease.

RENT
The property is available at an initial rent of £450 pcm inclusive of utility bills.

ENERGY PERFORMANCE CERTIFICATE
Full details upon request.

LEGAL COSTS
Each party will be responsible for their costs in the transaction.

MONEY LAUNDERING REGULATIONS
In accordance with the Anti-Money Laundering Regulations the Purchaser / Tenant will be required to provide two forms of identification and proof of the source of income.

VAT
All prices quoted are exclusive of VAT at the prevailing rate.

CLIENT MONIES PROTECTION SCHEME
R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme

PROPERTY REDRESS SCHEME
R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

Our Services
R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk



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