



# TO LET MODERN OFFICES

OUSEBURN POINT, 34-38 SHIELDS ROAD, NEWCASTLE UPON TYNE NE6 1DR



Sanderson  
Weatherall

## Summary

- Prominent Position on Shields Road
- Modern Office Suite
- Free Public Car Parking
- 3,645 sq ft (338.71 sq m)
- New FRI Lease
- Subject to Contract

## Description

The office suite is one of two suites situated on the first floor of Ouseburn Point, the other having been let to Ben Hoare Bells Solicitors.

The suite provides open plan office accommodation together with kitchen and shower facilities and also several built in meeting rooms. The property benefits from a dedicated secure ground floor entrance door intercom system and a 13 person passenger lift. The office is carpeted throughout and has the benefit of comfort cooling and electric and data perimeter trunking.

There is ample car parking to the rear of the building.

## Accommodation

We understand that the property comprises the following approximate Net Internal Area (NIA):

Description	sq m	sq ft
First Floor	338.71	3,645

There is potential for the suite to be split in order to accommodate lower size requirements. Further information is available upon request.



# Location

Ouseburn Point is located in a prominent position on Shields Road, Byker. The development benefits from excellent access and communication links, situated 1 mile from Newcastle City Centre and within a 2 minute drive of the Central Motorway (A167M).

The development is also well connected by public transport with Byker Metro Station only a short walk away and numerous bus services providing access to Newcastle City Centre and the wider conurbation.

Locally, Newcastle Shopping Park together with Morrisons and Greggs on Shields Road provide an excellent array of local amenities.

Ouseburn Point is also a short walk from the Ouseburn Valley which has recently been transformed into a thriving cultural quarter and boasts an array of leisure facilities and public open spaces.

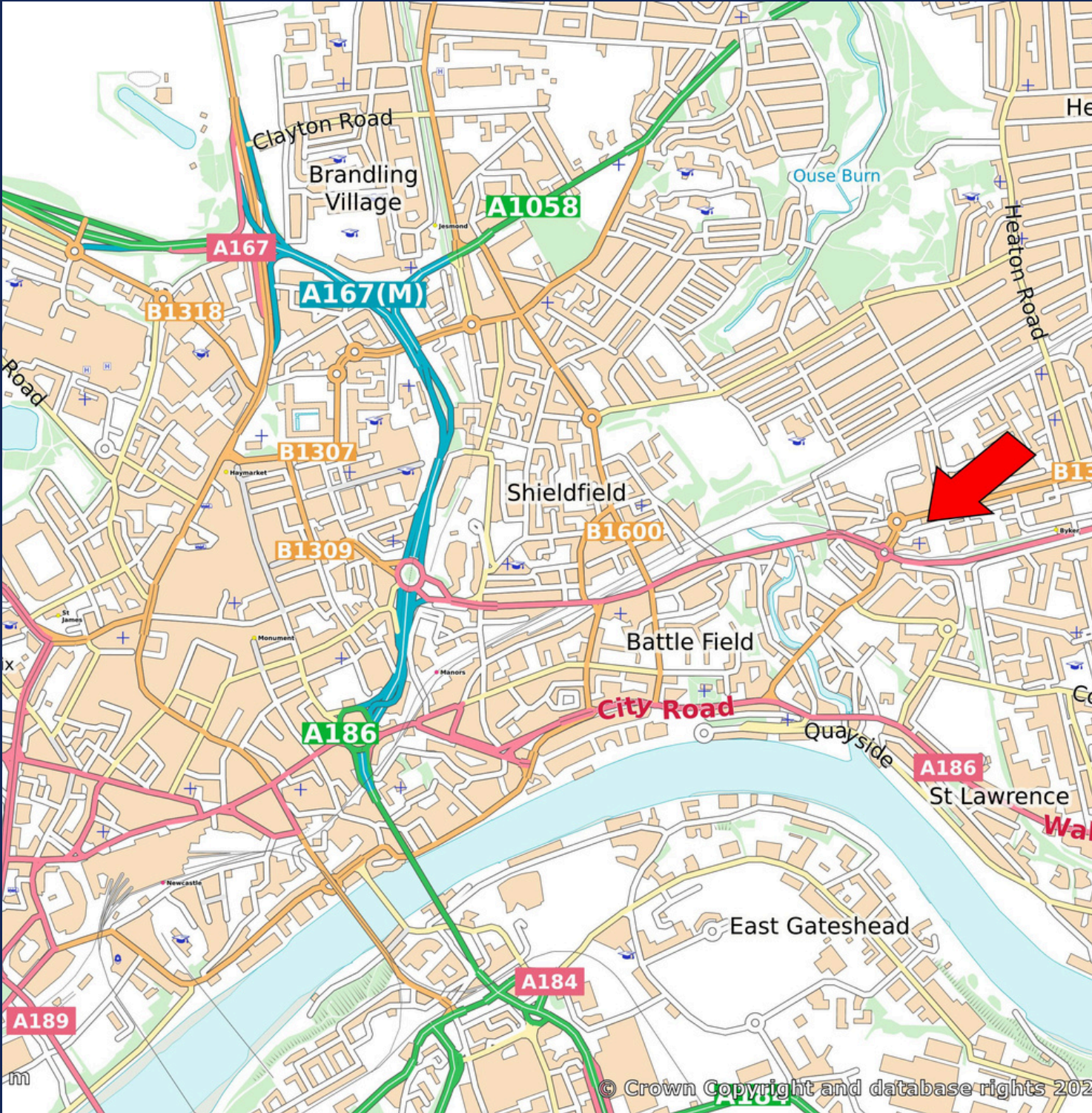
# Asking Rent & Lease Terms

The accommodation is available by way of a new Full Repairing and Insuring Lease via service charge for a term of years to be agreed, subject to contract. Rent on application.

# Energy Performance Certificate (EPC)

The property has an Energy Asset Rating of Band D (79) which is valid until 15 August 2030. A full copy of the EPC can be obtained via the link below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](https://www.gov.uk/find-energy-certificate)





## Business Rates

With effect from the 1 April 2026 we understand the property is assessed for rating purposes as follows:-

Rateable Value: £36,750

Any prospective tenant should qualify for Small Business Rates Relief and potentially obtain full rates exemption, however, we recommend that any interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council.

## Service Charge

Available upon request.

## Anti-Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## VAT

VAT is not applicable.

## Legal Costs

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





# Contact

For further information or to arrange a viewing please contact the sole agents:

**James Fletcher**



07894 411 871



[james.fletcher@sw.co.uk](mailto:james.fletcher@sw.co.uk)

**Amy Lamming**



07561 710 960



[amy.lamming@sw.co.uk](mailto:amy.lamming@sw.co.uk)



**Sanderson  
Weatherall**

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL