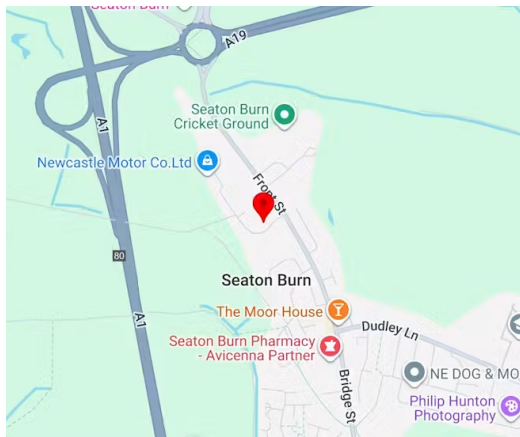




13 Brenkley Way, Blezard Business Park, Newcastle upon Tyne, NE13 6DS

Office To Let | £11,450 per annum | 551.10 to 1,145.20 sq ft

Self Contained Two Storey Office to LET



## Description

13 Brenkley Way is a well-presented self contained office building extending to 1,145 sq ft (106.4 sq m), situated within the established Blezard Business Park, Seaton Burn. The property provides a mix of open-plan and private office accommodation arranged over two floors, offering flexibility for a range of business occupiers. The accommodation benefits from a private entrance, suspended ceilings with CAT II lighting, kitchen facilities and carpeted floors throughout.

The property occupies a prominent position within a thriving commercial environment comprising a diverse mix of office, industrial and trade occupiers. Its excellent accessibility and flexible layout make it ideally suited to professional services, engineering firms, technology businesses, training providers and a variety of other commercial uses. The property offers an attractive opportunity for businesses seeking well-connected office accommodation in a strategic North East location.

## Location

Blezard Business Park is located in Seaton Burn, an established commercial area on the northern edge of Newcastle upon Tyne. The park benefits from a strong business community and is home to a variety of professional, industrial and service-based occupiers. Nearby employment hubs including Balliol Business Park, Quorum Business Park and Cobalt Business Park further enhance the area's commercial appeal.

The property enjoys excellent transport connections, with the Seaton Burn Interchange situated approximately 0.5 miles away, providing direct access to both the A1 and A19. Newcastle city centre lies approximately 8 miles to the south, while Newcastle International Airport is within easy reach. Regular public transport services connect the area with Newcastle, Blyth, Ashington and surrounding towns, making the location highly accessible for staff and visitors alike.

## Accommodation

| Name         | sq ft           | sq m          | Availability |
|--------------|-----------------|---------------|--------------|
| Ground       | 551.10          | 51.20         | Available    |
| 1st          | 594.10          | 55.19         | Available    |
| <b>Total</b> | <b>1,145.20</b> | <b>106.39</b> |              |

## Summary

- Rent: £11,450 per annum
- Business rates: £3.55 per sq ft We advise all occupiers to make their own enquiries with the local authority.
- Service charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease

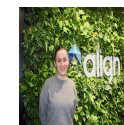
## Further information

- [View details on our website](#)

## Contact & Viewings



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