



SERVICED OFFICE SUITES TO LET

Azure Business Centre, High Street, Newburn, Newcastle upon Tyne, NE15 8LN

Office suites to let | Fully inclusive terms | On site car parking | Staffed reception facilities | 24/7 access

LOCATION

Newburn is a village suburb of Newcastle upon Tyne, located on the northern bank of the River Tyne, around 5 miles west of Newcastle city centre. The A695 and A1 are both close by, as are surrounding areas of Throckley and Westerhope, with Blaydon and Ryton just over river via the Newburn Bridge.

The subject property is located on High Street Newburn, with surrounding occupiers including Walker Davidson House Business Centre, Tynevale Works, Newburn Dental Surgery and Clauds Coffee Shop & Dessert Parlour.

DESCRIPTION

Azure Business Centre comprises a modern two storey development. Internally the space provides a number of cellular offices which are of a good standard benefitting from UPVC double glazed windows, panel radiators and suspended ceilings.

The original East wing of Azure Business Centre comprises 11 ground floor and 2 first floor units. The West wing, opened in 1993 comprises an additional 13 ground floor and 12 first floor units. The most recent addition, the North wing, was opened in 2007 and offers 13 ground floor and 13 first floor units.

The offices have access to common facilities such as toilets, shower room and kitchen. Each office also has an intruder alarm. Tenants are able to access the offices 24/7. The building also benefits from general reception services during office hours.

ACCOMMODATION

The net internal areas of the available space are as follows:

Suite 1 – 125 sq ft

Suite 3 - 125 sq ft

Suite 9 – 125 sq ft

Larger suites may also be available

LEASE TERMS

The property is available to let by way of a license for a minimum period of six months. The license fee is inclusive of

- All heating and lighting to each suite and common areas
- Car parking (on a first come first served basis)
- Business Rates
- Access to general reception services
- General maintenance
- The license fee does not include internet or phone, but superfast leased line broadband is available at an additional cost.

LICENSE FEE

Each suite is available at £3025 per annum, plus VAT payable monthly in advance.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Paul Fairlamb or Chris Pattison Tel: 0191 2610300

LEGAL COSTS

Each party is to bear their own legal costs.

LOCAL AUTHORITY

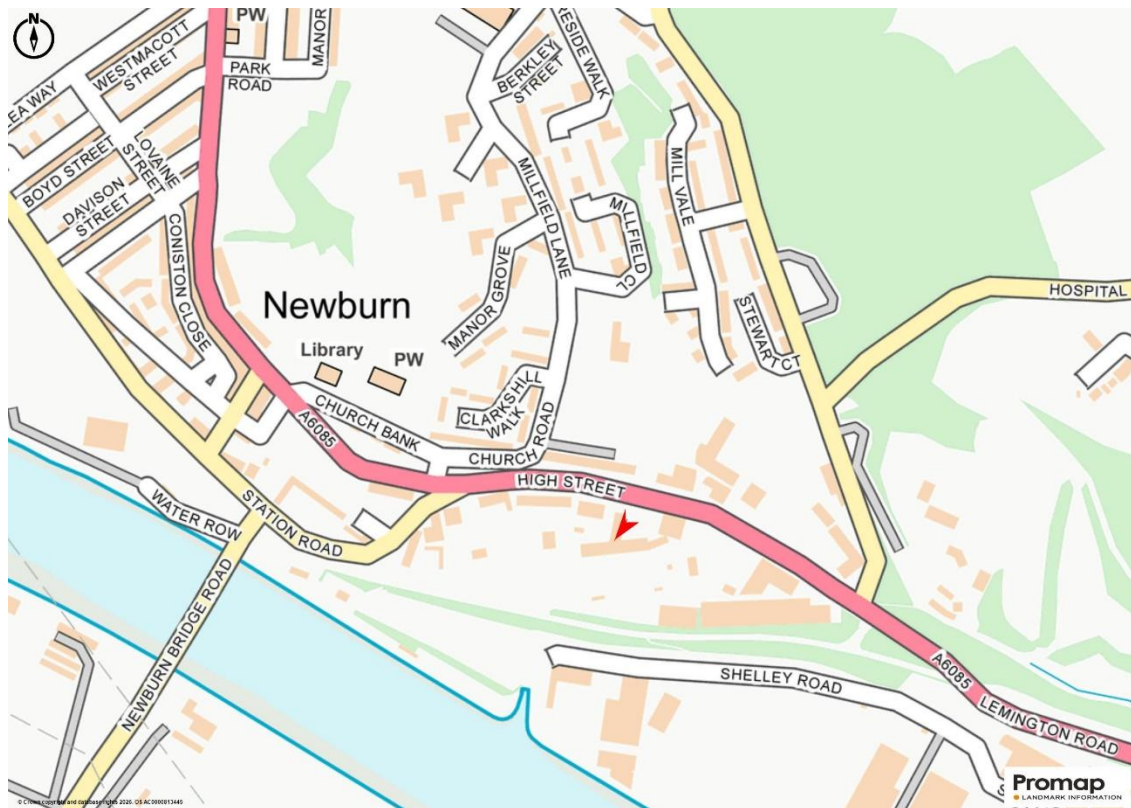
Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne (Tel: 0191 2328520)

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The whole of the property has an EPC rating of C-69.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.





Note: Internal photos represent typical office suites within the development

Particulars prepared May 2026

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