MALING COURT

Union Street | Newcastle | NE2 1BP

OFFICE / COMMERCIAL TO LET

240 - 1,050 sq. ft
Floor plates available

adderstonegroup.com | T: 0191 269 9944

ADDERSTONE GROUP

MALING COURT

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Maling Court is a high specification commercial development located in Shieldfield, close to the heart of Ouseburn, Newcastle's creative quarter, and a mile from Newcastle city centre.

The development consists of six purpose-built units, built in 2008, with each unit providing approximately 3,000 sq. ft. of office space let out to a variety of tenants.

Unit 2, Second Floor - Available Space

AVAILABILITY:

240 sq. ft - Unit 2 Maling Court, Ground Floor
970 sq. ft - Unit 2 Maling Court, First Floor
1,050 sq. ft - Unit 2 Maling Court, Second Floor
1,050 sq. ft - Unit 3 Maling Court, Second Floor

SPECIFICATION:

- 10 minutes walk from the city centre.
- Allocated parking plus on street parking nearby.
- Comfort cooling/heating.
- Flexible terms.
- LG3 lighting.
- Fire and intruder alarms.
- Fibre enabled.

Unit 3, Maling Court

Unit 2, Second Floor - Available Space

ABOUT
MALING COURT

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Maling Court is minutes from Newcastle Quayside.

Maling Court provides a range of accommodation to suit many businesses. The development has been built to a high standard and offers businesses the opportunity to have a high-grade office space in a location very close to the city centre, whilst also benefiting from lower rents and business rates.

The site also benefits from on-site parking as well as street parking (free for 2 hours) and is a 5-minute walk from another free car park.

Unit 2, Second Floor - Available Space

Unit 3, Second Floor - Available Space

ABOUT
MALING COURT

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Maling Court has been designed with flexibility in mind. Units are able to be let entirely to one end user or can be used by multiple occupiers, providing smaller suites and own front door offices ranging from 240 sq. ft to 3,000 sq. ft with kitchen and bathroom facilities in each of the buildings. This flexibility gives occupiers the opportunity to develop and grow their business on site.

Fitout within Unit 1 Maling Court (for visual purposes only)

LOCATION

MALING COURT

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Set in Shieldfield, on the edge of the Ouseburn Village, Maling Court is in a rapidly up and coming location on the edge of Newcastle city centre, surrounded by a mix of established offices and leisure businesses.

There are a large number of amenities within walking distance of the office, including independent cafés, restaurants, micro-breweries, supermarkets, gym, hair and beauty salon and even an inner-city farm and stables.

Maling Court is also surrounded by a mix of established offices, industrial premises and cultural centres including the renowned Biscuit Factory gallery and The Cluny, music venue and bar.

Taking public transport to Maling Court is very easy, with Manors Metro station a 7-minute walk and a 2-minute walk to local bus routes. The city centre is only a 10-minute walk west and the Newcastle Quayside a 10-minute walk south.

MALING COURT

AERIAL VIEW / LOCATION

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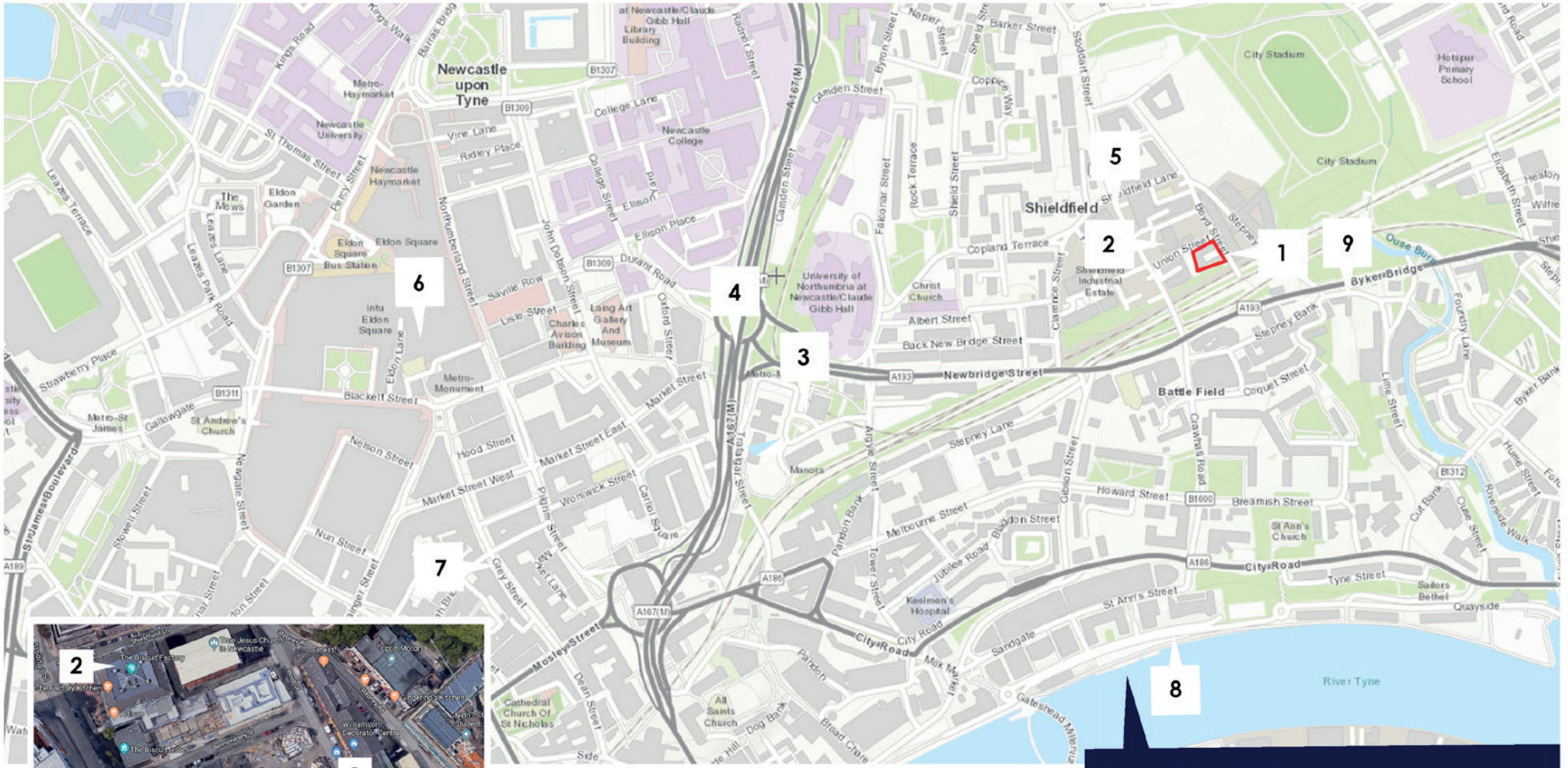


1 Maling Court
2 The Biscuit Factory
3 7 minute walk to Manors Metro Station

IMMEDIATE AREA

PLACES OF INTEREST

1 Maling Court
2 1 minute walk to The Biscuit Factory
3 7 minute walk to Manors Metro Station
4 5 minute drive to Central Motorway
5 3 minute walk to Tesco Express
6 15 minute walk to Eldon Square
7 15 minute walk to Grey Street
8 10 minute walk to Newcastle Quayside
9 5 minute walk to The Cluny

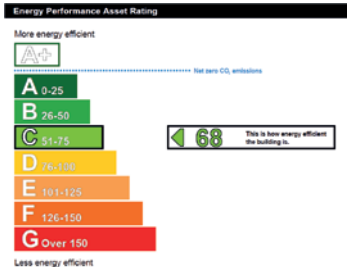
MALING COURT

AVAILABLE SPACE & CONTACT DETAILS

Unit 2, Second Floor - Available Space

Unit 3, Second Floor - Available Space

Available Space:
240 sq. ft - Unit 2 Maling Court, Ground Floor
970 sq. ft - Unit 2 Maling Court, First Floor
1,050 sq. ft - Unit 2 Maling Court, Second Floor
1,050 sq. ft - Unit 3 Maling, Second Floor



Lease terms
Space is available by way of a new effective Full Repairing and Insuring lease, for a term to be negotiated. Rent upon application.

Service charge
A service charge will be levied proportionate to the floor area occupied.

Rateable value
Available on request.

VAT
All prices are deemed exclusive of VAT.

Legal costs
Each party is responsible for their own legal fees incurred.

CONTACT

For further information or to arrange a viewing:

Commercial Estates Team:

commercialestates@adderstonegroup.com
0191 269 9944

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