



Lime Street Ltd

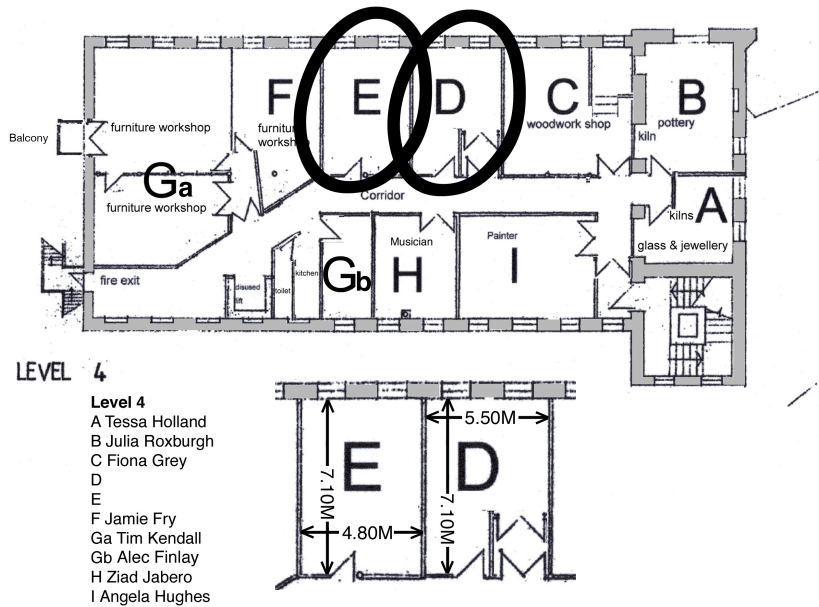
Ouseburn Warehouse Workshops & Studios

Ouseburn Warehouse 36 Lime Street Ouseburn Valley Newcastle upon Tyne NE1 2PQ

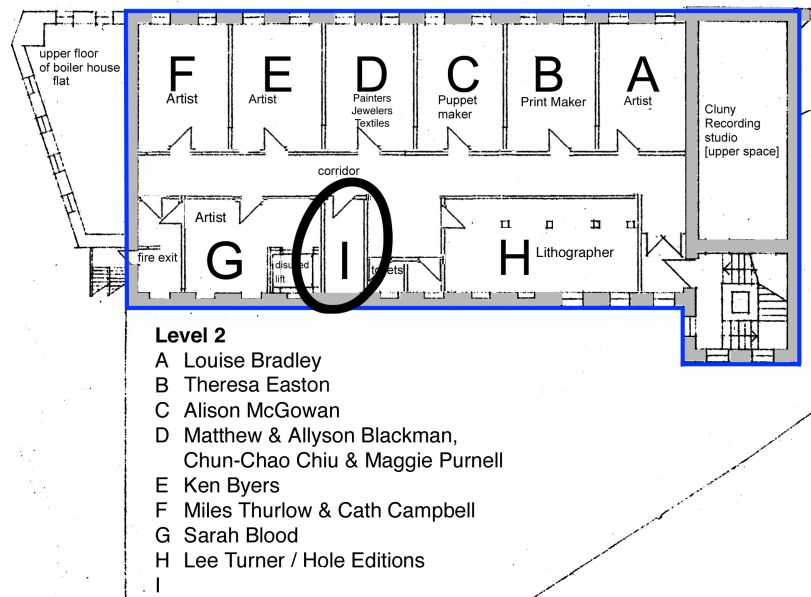
36 Lime Street Ltd is a company limited by guarantee without share capital (reg. no. 1926797) established as a non profit making secondary co-operative

Three studios at 36 Lime Street will be available this autumn – dates subject to negotiation with the current Members

2 studios on Level 4



1 studio on Level 2



36 Lime Street Ltd's guiding principle is to provide secure, affordable studio spaces for rent for creative artists, and in doing so to contribute towards the regeneration of the building and the area.

We aim to foster the principles of co-operation in members involvement with industry and commerce, training and education, and leisure and recreational activities.

36 Lime Street is proud to be a member of the National Federation of Artists' Studio Providers.

Studio 4D has plenty of power sockets, a phone line, storage space and 2 large windows overlooking the Ouseburn River. There is a small kitchen that is separated from the rest of the studio by stained glass doors. The kitchen has a sink although it is currently disconnected from the water mains.

37.80m² Quarterly rent of £392.36

The current Member is looking for a £3,230.23 Premium for the re-assignment of the lease.

Studio 4E has plenty of power sockets, a phone line, a working sink with some kitchen units. A mezzanine provides plenty of storage space and there are 2 large windows overlooking the Ouseburn River.

34.50m² Quarterly rent of £358.11

The current Member is looking for a £3,401.14 Premium for the re-assignment of the lease.

Studio 2I is a small, windowless studio in the heart of the building on Level 2. This studio is ideal for someone looking for a drawing / painting room or small office. It has plenty of power sockets and communal sinks are close by.

10.9050m² Quarterly rent of £113.14

The current Member is looking for a £905.90 Premium for the re-assignment of the lease.

Bills

Electricity is charged on a usage basis with the cost of communal areas shared between all studios. Members are responsible for arranging their rates and other utilities as well as supplying and maintaining appropriate fire safety equipment for their practice, PAT testing of their portable appliances and inspections of other electrical supplies.

Viewings

To arrange viewing of the studios on **Level 4** please contact:

Luke Allan: info@alecfinlay.com or Simon Canaway: simon@supanaught.com

0191 260 5550

07739 840 355

To arrange a viewing for studio **2I** please contact:

Mick Dixon: mickdixon@mac.com