

TO LET

Cameron House, Metrocentre, Gateshead,
Tyne And Wear, NE11 9XB



Office Accommodation

2,400 Sq Ft (222.96 Sq M)

- Prominent position adjacent to the a1
- Within walking distance of the metrocentre
- Car parking spaces available
- Self-contained office premises
- Good transport links

For further information please contact:

Chris Pearson
E: chrisp@naylorsgavinblack.co.uk
DD: 07834328678

Ellie Combe
E: ellie.combe@naylorsgavinblack.co.uk
DD: 07544655575

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

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Location

Cameron House is located in an extremely accessible location, it benefits from being immediately adjacent to the A1 Western bypass and in excellent proximity to the Metrocentre, providing easy access to the transport network and a vast array of amenities.

Description

Cameron House benefits from a fully glazed double height reception, providing an excellent level of natural light.

The available accommodation is located on the first floor. The premises benefits from the following specification:

- Carpeted solid concrete floors.
- Suspended ceilings with recessed Cat 2 lighting.
- Double glazed metal framed windows.
- Perimeter trunking.
- Private kitchen and WC facilities.
- Car parking Spaces Available

Accommodation

The property has been measured and comprises of the following area:

	Sq Ft	Sq M
First Floor West	2,400	222.96

Rent

£15.00 Per Sq Ft

Service Charge

A service charge is recoverable from the tenant for the maintenance and repair of the structure of the building and common areas.

EPC

The suite has EPC rating of C65

Rateable Value

Available upon application

Legal Costs

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

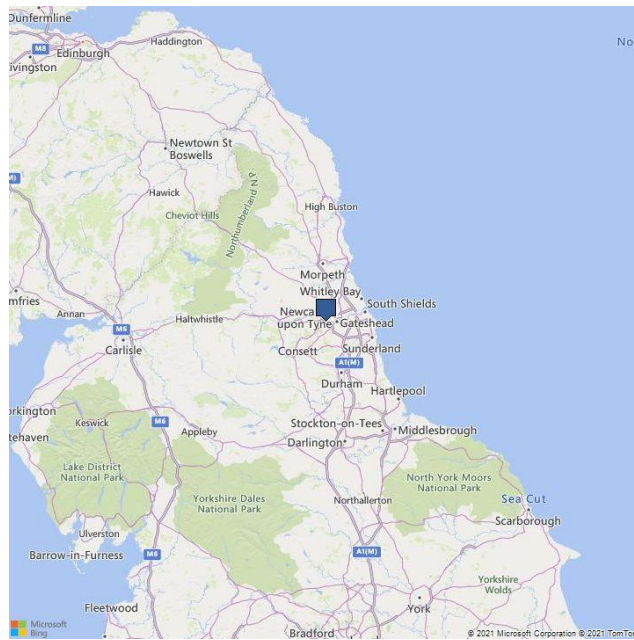
Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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