



**KnightFrank.com**



## To Let

### Open Plan Office Accommodation

Cameron House, Pinetree Way, MetroCentre, Gateshead

- Prominent position adjacent to A1 Western bypass
- Open plan first floor accommodation
- Fully refurbished
- Car parking available
- Last suite remaining



**0191 221 2211**

Quayside House, Quayside, Newcastle upon Tyne, NE1 3DX

## 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 including The Marriott Hotel and Metro Retail Park.

## Description

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

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

- Carpeted solid concrete floors
- Suspended ceilings with recessed Cat 2 lighting
- Double glazed metal framed windows
- Perimeter gas fired radiators
- Perimeter trunking
- Private kitchen and WC facilities
- Eight designated car parking spaces

## Accommodation

The accommodation provides the following approximate net internal areas:

Suite 1	221.85m <sup>2</sup> (2,388 sqft)
Suite 4	229.74m <sup>2</sup> (2,473 sqft)

## Rent

£12.50 per sqft per annum on a new EFRI lease(s) for a term of years to be agreed.

## Service Charge

In addition to the rent, a service charge is recoverable from the tenant for the maintenance and repair of the structure of the building and common areas.

The current service charge is approximately £3.00 per sqft.

## Rating

We have been verbally informed that the suite is listed under the 2005 Rating List with a rateable value of £22,500. Interested parties should make their own enquiries in respect of the precise rates payable.

## Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of the legal documentation.

## VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

## Viewing

Viewing is strictly by sole agents Knight Frank.

**Particulars : Updated Dec 2010**  
**Photographs : June 2009**

## Important Notice

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