



Half Moon House, Half Moon Lane, Gateshead NE8 2AN

**TO LET**

Commercial Unit To Let

800 - 1,700 Sq Ft  
(74 - 158 Sq M)



# Half Moon House, Half Moon Lane, Gateshead NE8 2AN

## DESCRIPTION

Ground floor commercial unit located in Central Gateshead with scope to split into two smaller sized units. The property is suitable for a variety of different users some of which may be subject to planning. The property is in close proximity to Hilton Gateshead and benefits from good transport links being located directly adjacent to the High Level Bridge (less than 0.5 miles/10 minutes walk to Central Newcastle) as well as major bus routes and Gateshead Metro Station.

- ✓ Central Gateshead Location
- ✓ 3 no. private car parking bays
- ✓ Can be split into two smaller units
- ✓ Generous rental incentives available
- ✓ Bespoke fit out available



## LOCATION

Located in Central Gateshead close to Hilton Gateshead (254 room hotel), Ochre Yards (700 residential apartments), Gateshead Railway Club (25 residential apartments) and Curzon Place (125 apartments).

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>1,700</b>	<b>158</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

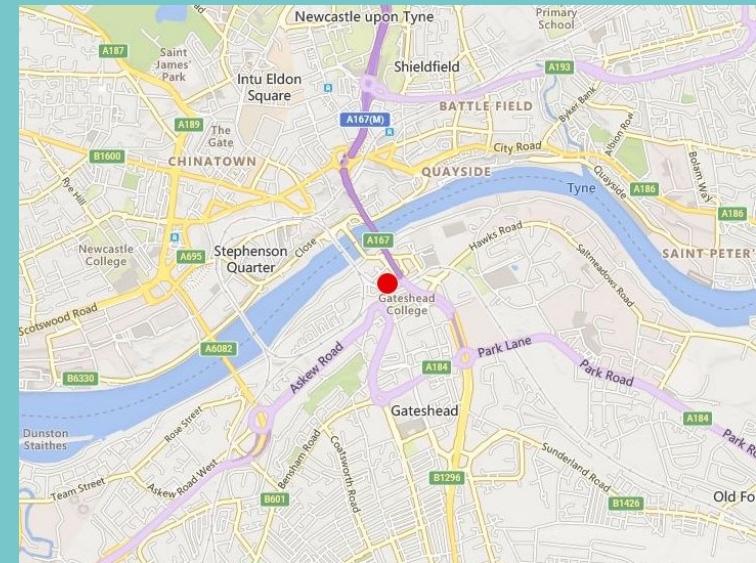
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.vo.a.gov.uk](http://www.vo.a.gov.uk).

## TERMS

New lease for a term to be agreed.



[lsh.co.uk](http://lsh.co.uk)

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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

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