

**PARKER KNIGHTS**

REAL ESTATE



MIKASA HOUSE, NEWCASTLE BUSINESS PARK, NE4 7YD



# DETAILS

## ACCOMMODATION

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

Floor	SQ FT
Ground	1,512

## EPC

Rating: D

## ASKING RENT

£13.00 psf

## SERVICE CHARGE

There will be a small estate charge levied to cover the costs of maintaining the common areas of the estate. This totals £5.79 psf.

Electricity is sub-metered.  
Gas is recharged via service charge.

## BUSINESS RATES

Rates payable circa £3.75 psf.  
Further enquiries should be made to the local council as small business rates relief may apply

# TERMS

## CAR PARKING

7 spaces

## TENURE

New lease available

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

## VAT

The rent is exclusive of VAT where chargeable

# ABOUT

## DESCRIPTION

Mikasa House is a three storey, three floor detached office building. The office suite available lies to the ground floor and will benefit from the following specification:

- LED panel lighting
- Air conditioning
- Circa 2.5m floor to ceiling
- Redecorated
- Low service charge
- Open plan with part glazed meeting rooms
- Parking







## LOCATION

Mikasa House is located on the banks of the River Tyne, in Newcastle Business Park.

Mikasa House has great access to major road networks. It is located just off the A695 Scotswood Road and approximately 1 mile west of Newcastle city centre and 1 mile east of the A1 Newcastle Western Bypass.

A scenic Riverside path links Mikasa House to the city centre, which is within cycling and walking distance.

Gateshead's Metro Centre is only a five-minute drive away.

There is a regular bus service on Amethyst Road providing a connection to Newcastle city centre and areas to the west.

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# CONTACT

## AGENT DETAILS

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