



Offices Suites, East Wing, Cameron House, Pinetree Way, MetroCentre, Gateshead NE11 9XW

- Well Presented Ground Floor Office Suites
- Offices from 38.86 sq.m. to 53.48 sq.m.
- Walking Distance to Metro Centre
- Excellent Transport Links
- Designated Parking Bays Included
- Communal Kitchen & W/C Facilities

Rents from: £7,016 (+vat) per annum

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Location

Cameron House is situated between The Marriott Hotel and Ikea/Pets at Home adjacent Metro retail park. The into Metrocentre is within 2 minutes walking distance. The A1 Western Bypass and the public transport links serving the into Metrocentre together mean the offices benefit from excellent communication links.

Description

The office suites are located within Cameron House a detached two storey office block. To the front there is a fully glazed double height reception which provides access to both levels. Located on the ground floor the suites are self-contained and have carpeted floor, suspended ceiling with recessed category II lighting, double glazed windows, gas central heating from independent boilers, perimeter trunking, communal kitchen, w/c facilities and designated parking.

| Area | sq. m. | sq. ft. |
|---------|--------|---------|
| Suite 1 | LET | LET |
| Suite 2 | 53.48 | 575.65 |
| Suite 3 | LET | LET |
| Suite 4 | 38.86 | 418.55 |

Tenure

Leasehold – The units are available by the way of a new full repairing and insuring lease.

Rents

Suite 1 LET
Suite 2 £8,900 (plus VAT) per annum
Suite 3 LET
Suite 4 £7,016 (plus VAT) per annum

Service Charge

A service charge is payable in respect of the insurance and maintenance of the building and common areas.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is as follows:

Suite 1 LET
Suite 2 RV £5,700
Suite 3 LET
Suite 4 RV £4,400

Important Notice

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