

Property Details

Tel: 0191 232 7030

REFURBISHED OFFICE SPACE

113 m² (1,216 ft²)

FIRST FLOOR, 5C HIGH STREET WEST, GATESHEAD



LOCATION

The property is located within a prominent location at the junction of High Street West and Jackson Street, immediately adjacent to the Bus and Metro Interchange.

The property is easily accessible by both private and public transport, Newcastle Central Station is just one stop away on the Metro and the area is well served by local bus routes.

On site parking is available and additionally there is public metered parking on Walker Terrace and longer term parking at the Interchange centre and Trinity Square, both within immediate proximity to the premises.

DESCRIPTION

The offices are located on the first floor of this modern office building and benefit from the following.

- Recent refurbishment to offices and common areas
- Video door entry system
- Perimeter trunking
- Excellent natural light
- Newly fitted vertical blinds
- Suspended ceiling incorporating Category II lighting
- Central heating

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OUR SERVICES INCLUDE

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First Floor, 5C High Street West, Gateshead

ACCOMMODATION

The available accommodation is made up of two areas which provide the approximate net internal floor area.

Suite 3	61.1 m ²	(658 ft ²)
Suite 4	51.8 m ²	(558 ft ²)
Total	113 m²	(1,216 ft²)

RENT

£12,200 per annum exclusive of business rates, service charge and all other outgoings.

SERVICE CHARGE

Levied to cover the upkeep of the common areas of the building.

BUSINESS RATES

To be confirmed.

LEASE TERMS

The property is available in a negotiable term.

VAT

All figures quoted are exclusive of VAT where chargeable.

COSTS

The ingoing tenant will be responsible for landlord's reasonable legal costs involved in drafting and executing the lease.

FURTHER INFORMATION

For general enquiries and viewing please contact our office on 0191 232 7030 or ask to speak to Louis Donaldson, the surveyor dealing with this property. Alternatively e-mail louisdonaldson@naylor.co.uk.

NAYLORS INSTRUCTIONS

Please search our website www.naylor.co.uk for details of all our current instructions.

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