

To Let



Cameron House

Metrocentre, Gateshead, NE11 9XB

 **naylors**

To Let

Office Accommodation

2,400 Sq Ft (222.96 Sq M)

- Prominent position adjacent to the A1
- Within walking distance of the Metrocentre
- Car parking spaces available
- Self-contained office premises
- Good transport links

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.

Description

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

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

- Carpeted solid concrete floors.
- Suspended ceilings with recessed Cat 2 lighting.
- Double glazed metal framed windows.
- Perimeter trunking.
- Private kitchen and WC facilities.
- Car parking Spaces Available

Accommodation

The property has been measured and comprises of the following area:

First Floor West	2,240 sq ft (222.96 sq m)
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Rent

£15.00 per sq ft.

Service Charge

A service charge is recoverable from the tenant for the maintenance and repair of the structure of the building and common areas.

EPC

The suite has EPC rating of C65.

Rateable Value

Available upon application.

Legal Costs

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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