

To Let



Jackson House & New Century House

West Street/Jakson Street, Gatshad, NE8 1HR

 **naylors**

To Let

Available Office Suites

445 – 1,451 Sq Ft
(41.34 – 134.8 Sq M)

- A range of sizes available
- Strong public transport links
- Central Gateshead location
- Lift access

Location

Gateshead is situated approximately 500m to the South of Newcastle upon Tyne on the banks of the River Tyne. The properties are situated within the town centre, occupying prominent positions on Jackson Street and West Street. The location benefits from excellent transport links lying adjacent to Gateshead Interchange which provides rail and bus links into Newcastle City centre and the wider region.

Trinity Square Shopping Centre, which opened in 2013, lies directly to the rear of the properties. This mixed use scheme provides approximately 650,000 sq. ft. of retail and leisure accommodation including a Vue Cinema, Tesco Superstore and various chain restaurants.

Description

The adjoined buildings of Jackson House & New Century House provide refurbished office suites on 1st and 2nd floor levels. The offices comprise the following specification;

- Comfort Cooling
- Common Kitchen Facilities
- Shower Facilities
- Carpeted Floorings
- Intercom System Entry
- Single/Double Glazed Windows

Rent

The suites are available at an asking rent of £8.50 psf. exclusive of VAT, but inclusive of rent and service charges.

Service Charge

There is a service charge of £2.19 for Jackson House and £2.62 for New Century House levied to cover the costs of maintaining the common areas of the building.

Accommodation

Available suites are as follows:

Jackson House

Suite 101	1,101 sq ft	(102.29 sq m)
Suite 201	763 sq ft	(70.88 sq m)
Suite 202	1,451 sq ft	(134.80 sq m)
Suite 204	820 sq ft	(76.18 sq m)
Suite 206	721 sq ft	(66.98 sq m)
Office 116	733 sq ft	(68.09 sq m)

New Century House

Suite 1	3,140 sq ft	(291.72 sq m)
Suite 2	664 sq ft	(61.65 sq m)
Suite 4	1,277 sq ft	(118.64 sq m)
Suite 6	2,951 sq ft	(274.15 sq m)

Rateable Value

Rateable Values are available on request. Certain office suites are currently under the business rates relief threshold and qualifying businesses will receive 100% rates relief. Interested parties are advised to contact Gateshead Council to confirm the current Rates Payable.

Legal Costs

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

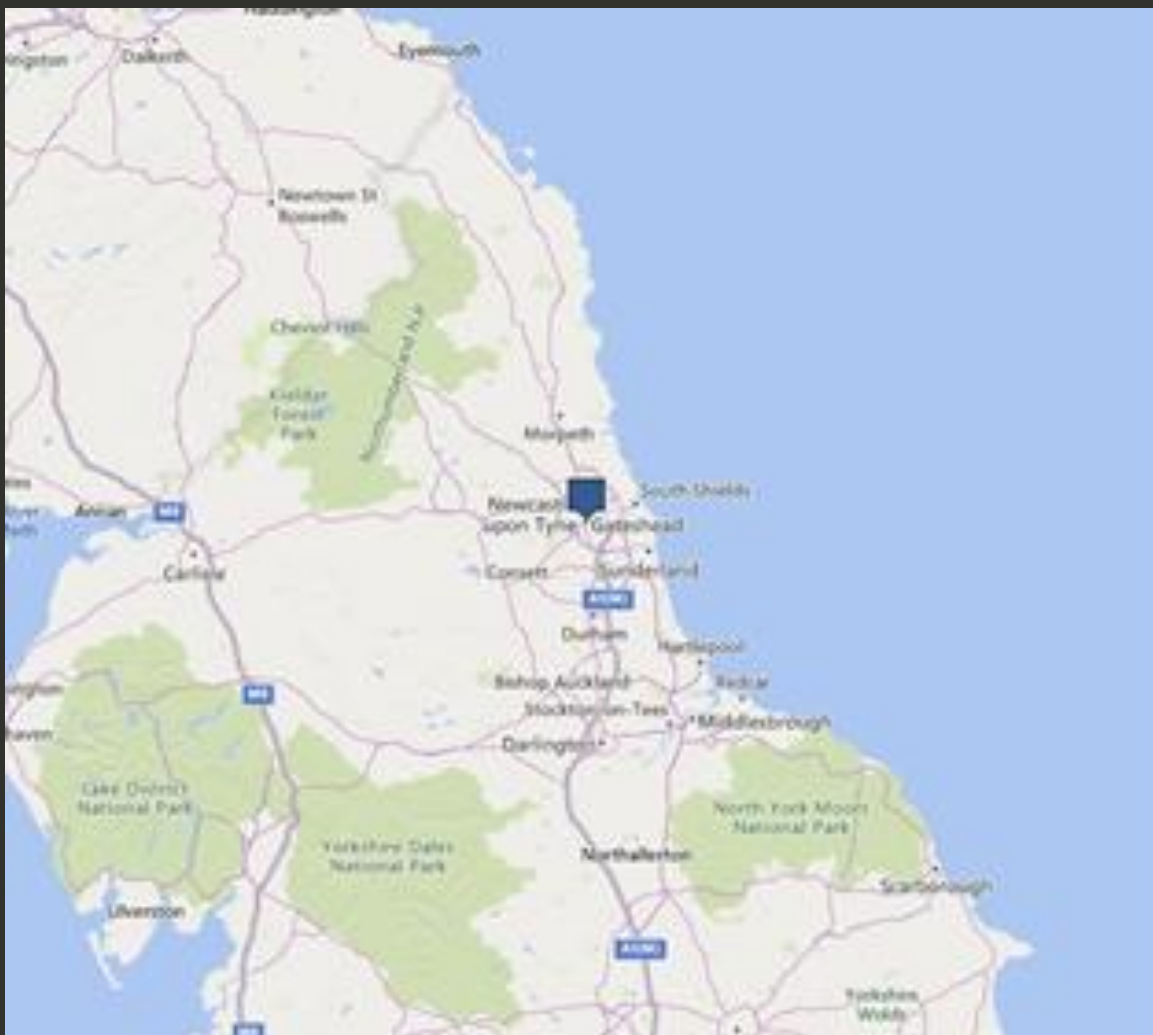
VAT

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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For further information please contact:

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor's.co.uk

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor's.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor's.co.uk