

## TO LET

Cameron House, Pinetree Way,  
Metrocentre, Gateshead, NE11 9XW



## Superbly Located Open Plan Office Accommodation

2,279-4,665 ft<sup>2</sup> (211.80-433.59 m<sup>2</sup>)

- Prominent Position Adjacent to the A1
- Within Walking Distance of the Metro Centre
- 16 Car parking Spaces Available
- Self-Contained Office Premises

For further information please contact:

Chris Pearson  
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)  
DD: +44 (0)191 211 1555

Penny McAteer  
E: [pmcateer@naylorsgavinblack.co.uk](mailto:pmcateer@naylorsgavinblack.co.uk)  
Tel: 0791 222 5407

Hadrian House  
Higham Place  
Newcastle upon Tyne  
NE1 8AF  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

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### 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 ground and first floor and can be let as a whole or individually. 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.
- 16 Car parking Spaces Available

### Accommodation

The property comprises the following net internal areas:

Unit	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	211.80	2,279
First Floor	221.79	2,386

### Rent

£15 per square foot per annum for a term of years to be agreed.

### Service Charge

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

The current service charge is approximately £1 per square foot.

### Business Rates

To be reassessed.

### EPC

Ground Floor – C70  
First Floor – C65

### Legal Costs

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

### 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 purchaser.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

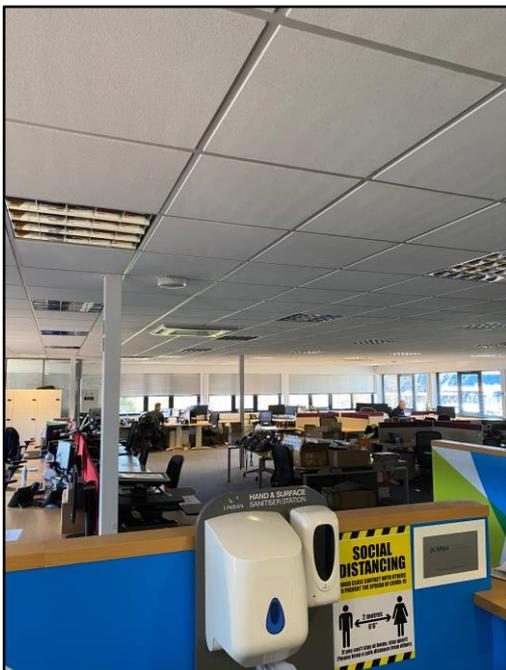
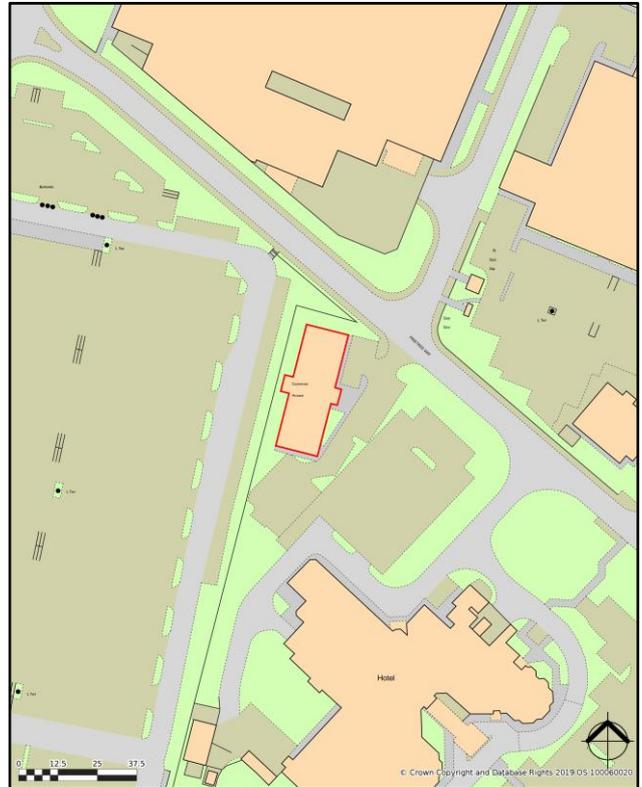
- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

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**VAT**

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

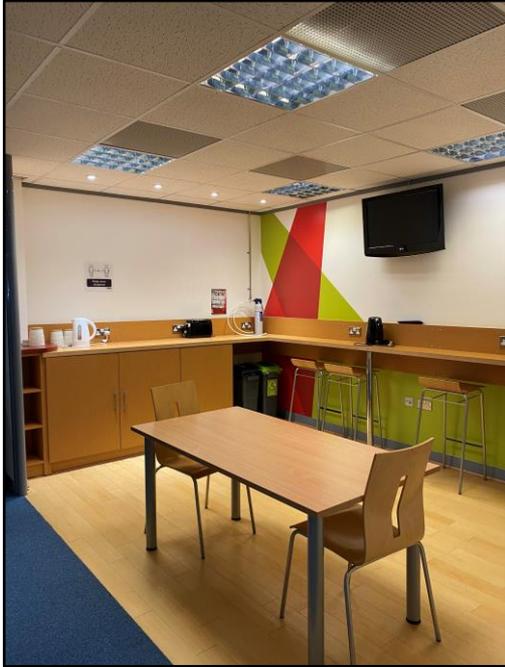


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