



Suite 4, First Floor East Wing, Cameron House Pinetree Way, MetroCentre, Gateshead NE11 9XW

- Well Presented First Floor Office Space
- Large Open Plan Office Space
- Floor Area 221.49 sq.m. (2,384.09 sq.ft.)
- Excellent Transport Links
- Designated Parking Bays Included
- Lift Access & Communal Lobby

Rent: £32,000 (+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

Suite 4 is located on the upper floor, 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. Well presented open plan office with a carpeted floor, suspended ceiling with recessed category II lighting, double glazed windows, gas central heating, perimeter trunking, w/c facilitates and designated parking.

Area	sq. m.	sq. ft.
Office	221.49	2384.09
WC 1	n/a	n/a
WC 2	n/a	n/a
Total	221.49	2384.09

Tenure

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

Rent

£32,000 (+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 Rateable Value £21,250

Important Notice

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3. Any areas, measurements and distances given are approximate only.

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