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# 2a & 2b Metro Centre East Business Park, Gateshead

Office Space To Let

Rent of £10 per ft<sup>2</sup>

9,330 ft<sup>2</sup>

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Image 1 of 1

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## Key Features

### Features

- Office space to let
- Situated within an established business park
- 21 car parking spaces
- Incentives are available
- Total size of 867m<sup>2</sup> (9,330ft<sup>2</sup>)
- Awaiting EPC Rating
- May be available in part

### Transport

- Bus stops located 0.5 miles away
- 0.7 miles from A1(M)
- 0.6 miles from Metrocentre Train Station
- 0.5 miles from A1114

## Property Description

### LOCATION

The subject property is situated on Waterside Drive within Metro Centre East Business Park, leading directly to the Metro Centre via Wellington Road. Metro Centre East Business Park is an established and popular business location and benefits from excellent public transport links with bus and rail links nearby. The property also benefits from easy access to the A1(M) and A184(M).



## DESCRIPTION

The subject property comprises a detached office premises which is arranged over ground and first floor.

Internally, there is a shared entrance, leading to both of the suites. The accommodation is well presented and provides a modern office fit out with dedicated cellular offices and boardrooms. The offices also benefit from a kitchenette and male and female WCs in both 2a and 2b and a toilet/shower block in 2b.

The first floor is a continuation of the ground floor and provides further predominantly open plan office space with a larger floor plate and smaller selection of cellular offices and boardroom.

Internally, the offices are well presented, and benefits from a specification to include suspended ceiling, recessed modern LED lighting, CCTV and air conditioning throughout.

## ACCOMMODATION

Ground floor	468m <sup>2</sup>	5,038ft <sup>2</sup>
First floor	399m <sup>2</sup>	4,292ft <sup>2</sup>
<b>Total</b>	<b>867m<sup>2</sup></b>	<b>9,330ft<sup>2</sup></b>

## EPC RATING

Awaiting EPC Rating.

## RATING ASSESSMENT

<u>Description</u>	<u>RV</u>	<u>Estimated Rates Payable</u>
2a Metro Centre East	£11,750	£5,863.25
2b Metro Centre East	£83,500	£41,666.50

We are advised that the rateable value of the premises as at 1 April 2017 is as above and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 48p in the pound. However, interested parties should confirm the current position with the Local Authority.

## TERMS

The subject property is available by way of a new lease with terms to be agreed at a rent of £10 per ft<sup>2</sup> and incentives are available.

## VAT

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

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

**Tel:** 0191 232 8080

**Email:** [newcastle@bradleyhall.co.uk](mailto:newcastle@bradleyhall.co.uk)

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## Arrange a viewing

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