

## TO LET

### Office Suites

Jackson House & New Century House, West Street/Jackson Street, Gateshead, NE8 1HR



- **Offices to let from 445ft<sup>2</sup>-3,140 ft<sup>2</sup>**
- **Flexible Terms Available**
- **Strong Public Transport Links**
- **Lift Access**

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### 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 650,000ft<sup>2</sup> 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 1<sup>st</sup> and 2<sup>nd</sup> floor levels. The office comprise the following specification:

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

### Accommodation

The available suites comprise the following floor areas:

	Ft <sup>2</sup>	M <sup>2</sup>
<b>JACKSON HOUSE</b>		
Suite 101	1,101	102.29
Suite 201	763	70.88
Suite 202	1,451	134.80
Suite 204	820	76.18
Suite 206	721	66.98
Suite 207	445	41.34
Suite 213	868	80.63
Office 116	733	68.09
<b>NEW CENTURY HOUSE</b>		
Suite 1	3,140	291.72
Suite 2	664	61.65
Suite 4	1,277	118.64
Suite 6	2,951	274.15

### Rent

The suites are available to rent at an asking rent of £8.50psf.

### 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.

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, dimensions, 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.

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### Rating Assessment

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

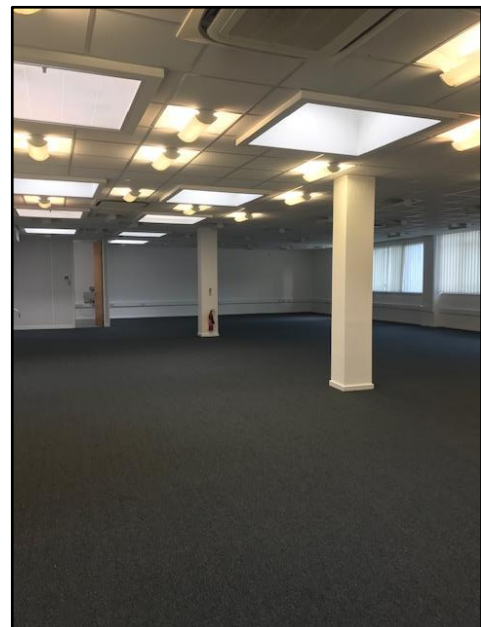
Each party to be responsible for their own legal costs incurred in this transaction.

### Code of Practice

The landlord accepts the principals 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.

### 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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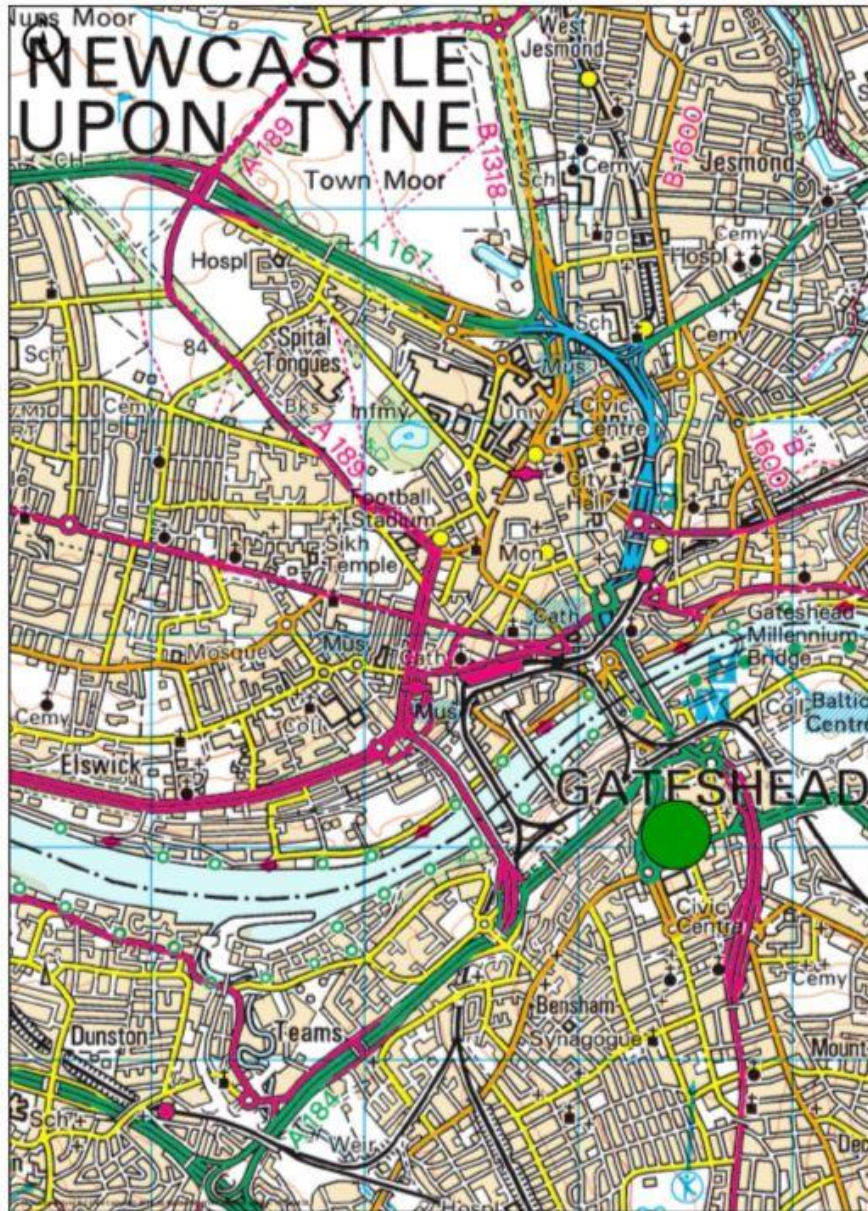
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