



**\*PRELIMINARY PARTICULARS\***

**GROUND FLOOR REFURBISHED OFFICES**



**METROCENTRE EAST BUSINESS PARK  
WATERSIDE DRIVE  
GATEAHEAD  
NE11 9HU**

**TO LET**

**1,272 SQ FT (118.17 M<sup>2</sup>)**

**4 CAR PARKING SPACES**



## LOCATION

MetroCentre East Business Park is situated on Waterside Drive leading directly to the MetroCentre via Wellington Road. The property benefits from excellent public transport links with bus, rail and Metro Station close by. The property also benefits from easy access to the A1(M) and A167(M), A194(M), A184 and A692.

## DESCRIPTION

MetroCentre East Business Park comprises a modern office development and the subject property has been fully refurbished to include suspended ceilings, perimeter trunking, carpeting, male and female WC's and kitchen accommodation.

## ACCOMMODATION

The property comprises a ground floor office suite, having an approximate floor area of 118.M<sup>2</sup> (1,272 ft<sup>2</sup>).

The demise includes 4 Car Parking spaces.

## TERMS

Our clients are seeking a rental of £12,500 per annum on the basis of a new Lease for a term to be agreed.

## RATING ASSESSMENT

We understand from internet enquiry with the Valuation Office that the property has a Rateable Value as at 1 April 2010 of £10,000 per annum.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be market to Bradley Hall or Gavin Black & Partners upon this basis and where silent offers will be deemed to be net of VAT.

## VIEWING

Strictly by appoint through joint agents:-

Gavin Black & Partners  
184 Portland Road  
Jesmond  
Newcastle upon Tyne  
NE2 1DJ

Mr C Pearson  
Mobile:-0783 432 8678  
Email:-chris@gavinblack.co.uk

Bradley Hall Chartered Surveyors  
1 Salters Road, Gosforth  
Newcastle upon Tyne  
NE3 1DH

Mr N Hart  
Tel: 0191 284 2255  
Email:Gosforth@bradleyhall.co.uk

### Disclaimer:

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.