



## Offices Suites, East Wing, Cameron House, Pinetree Way, MetroCentre, Gateshead NE11 9XW

- Well Presented Ground Floor Office Suites
- Offices from 37.65 sq.m. to 53.48 sq.m.
- Walking Distance to Metro Centre
- Excellent Transport Links
- Designated Parking Bays Included
- Communal Kitchen & W/C Facilities

**Rents from: £6,872 (+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

The office suites are located 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. Located on the ground floor the suites are self-contained and have carpeted floor, suspended ceiling with recessed category II lighting, double glazed windows, gas central heating from independent boilers, perimeter trunking, communal kitchen, w/c facilities and designated parking.

Area	sq. m.	sq. ft.
Suite 1	37.66	405.42
Suite 2	53.48	575.65
Suite 3	LET	LET
Suite 4	38.86	418.55
<b>Total</b>	<b>130</b>	<b>1,399.31</b>

## Tenure

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

## Rents

Suite 1 £6,872 (plus VAT) per annum  
Suite 2 £8,900 (plus VAT) per annum  
Suite 3 LET  
Suite 4 £7,016 (plus 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 as follows:

Suite 1 RV £4,250  
Suite 2 RV £5,700  
Suite 3 LET  
Suite 4 RV £4,400

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.





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