

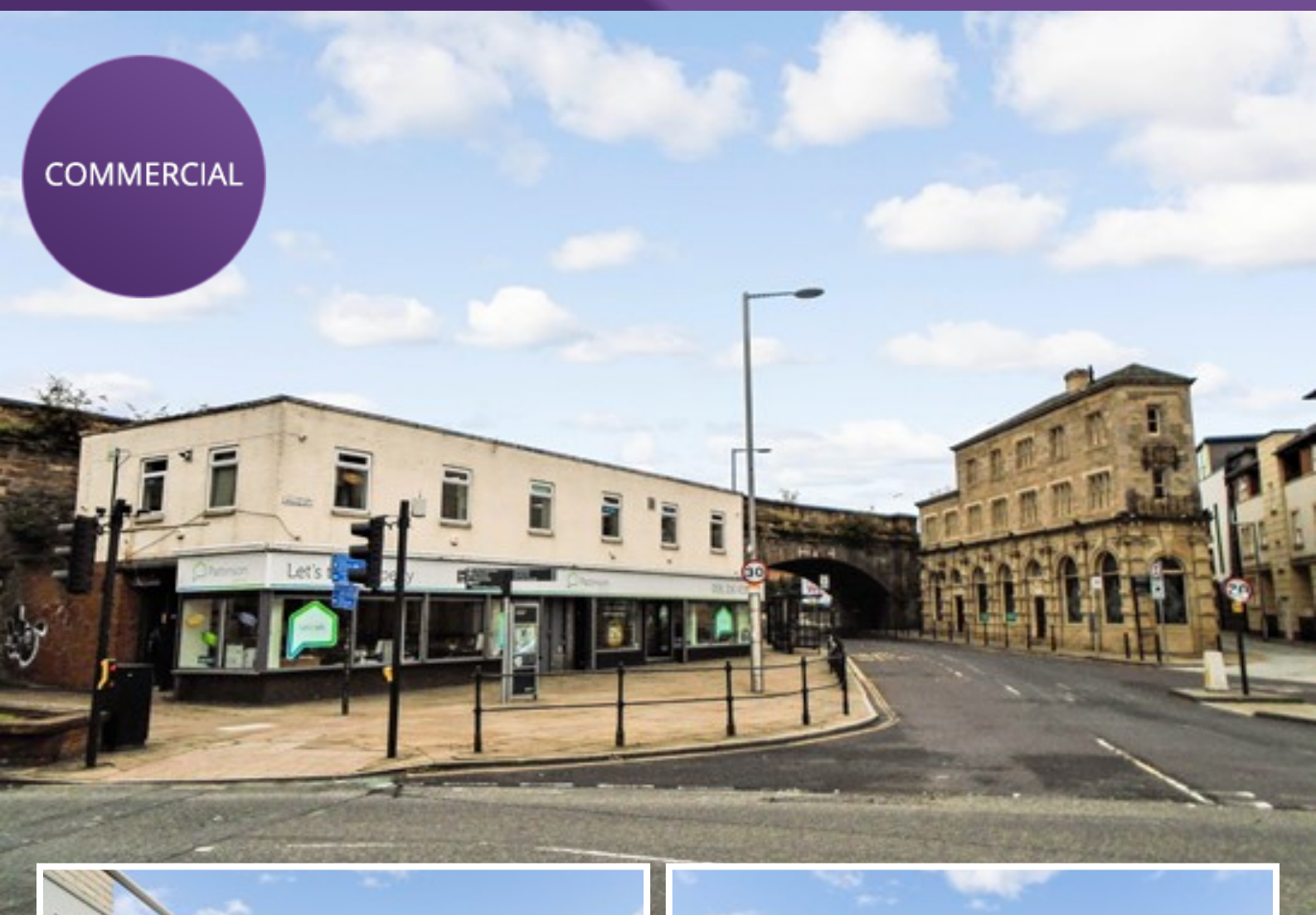
offices in NE8

Hills Street, Gateshead
Tyne and Wear, NE8 2AS

£1 All Enquiries

- ✓ Two storey detached office property
- ✓ NIA approximately 342sqm (3,677sqft)
- ✓ Large window frontage with shutters
- ✓ Multiple kitchen and W.C. facilities
- ✓ Excellent transport links
- ✓ Very prominent corner position

COMMERCIAL



Summary

- Property Type: Offices - Parking: Allocated Price: £1

Description

Due to relocation, we are pleased to offer to the market this substantial two storey detached office property, prominently located overlooking the Tyne Bridge in Gateshead. The premises comprises 3,677sqft of office space, arranged in a spacious open-plan layout, with access to kitchen facilities on each floor as well as multiple male, female and disabled toilets. The ground floor benefits from enormous window frontage facing the Tyne Bridge, with both manual and electric roller shutters, plus large signage with lighting above. There are multiple access doors to the property with security keypads, as well as CCTV installed inside and outside of the building. The property could be suitable for a number of uses subject to obtaining the relevant planning consent.

Location

The subject property occupies a very prominent position on Hills Street, Gateshead, facing the Tyne Bridge. Located at the bottom of West Street bank and Askew Road, the premises is within walking distance from many businesses and retailers including a Tesco superstore, Argos, Burger King, Boots, Nandos, VUE cinema and more. The premises also has excellent transport links, being close to many bus routes toward Newcastle city centre and the wider region and is only a five minute walk from Gateshead metro stop and bus interchange.

Accommodation

GROUND FLOOR

Office space: 190.34sqm (2,049sqft)

Staff toilets: 22.96sqm (247 sqft)

FIRST FLOOR

Office space: 116.76sqm (1,257sqft)

Staff toilets: 11.51sqm (124sqft)

Total approximate NIA 341.57sqm (3,677sqft)

Sizes sourced from VOA.

Lease Terms

Available on new lease terms.

Rateable Value

The adopted rateable value is £26,000 as of 1st April 2017.

Sourced from VOA.

EPC

Available upon request.

Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Hills Street, Gateshead, Tyne and Wear, NE8 2AS

Contact your local branch today for more information on this property:

2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, www.pattinson.co.uk

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