



## OFFICES IN CENTRAL GATESHEAD

**19 Jackson Street, Gateshead, Tyne & Wear, NE8 1TB**

- + £20,000 per annum (£385pw)
- + Total area 3901sqft (362sqm)
- + Prominent position with high footfall
- + Potential tenant may lease part of or the full property.
- + Close to the Gateshead Interchange.
- + Retailers nearby include Savers, Tesco Extra, Subway, Lloyds Bank, Argos, Wilko, Poundland and many others.
- + Bus stop opposite property



**Thrower Stone Group**

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07920 522 713 | [www.throwerstone.co.uk](http://www.throwerstone.co.uk)

### Location

The unit is located above the busy shops on the south side of Jackson Street in Gateshead Town Centre, which is one of the main retail thoroughfares leading from the High Street to the Gateshead Interchange bus concourse and Metro station. Jackson Street is a principle bus route and there are a number of bus stops situated directly to the front of the property.

Tesco Trinity shopping scheme is located opposite. Nearby occupiers include Tesco Extra, Subway, Lloyds Bank, Argos, Wilko, Poundland, Peacocks, Home Bargains and many others.

There is also free parking facilities at the Trinity scheme, just a 20 second walk from the premises.

### Description

The accommodation comprises of large office space with many rooms, and staff toilets. The building is ideal for office or retail use. The potential tenant can choose to lease part of the building or potentially the full building.

The unit is very secure and benefits from external roller shutters it is clean and tidy and is available for immediate occupation.

### Accommodation

The accommodation comprises the following approximate Net Internal Areas:

First Office Space: 362sqm (3901sqft)  
Total Area: 362sqm (3901sqft)

### Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed, subject to regular rent reviews at a commencing rent of £20,000.00 per annum exclusive.

### Business Rates

The current rating assessment is as follows: Shop & Premises £25,250.

The business may be eligible for small business rate relief which in some circumstances can equate to 100% rate relief.

For further information please contact Gateshead Metropolitan Borough Council.

### Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

### VAT

All figures quoted are exclusive of VAT where chargeable.

### Viewing

By appointment through sole agents, Thrower Stone Group.

### Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that:-

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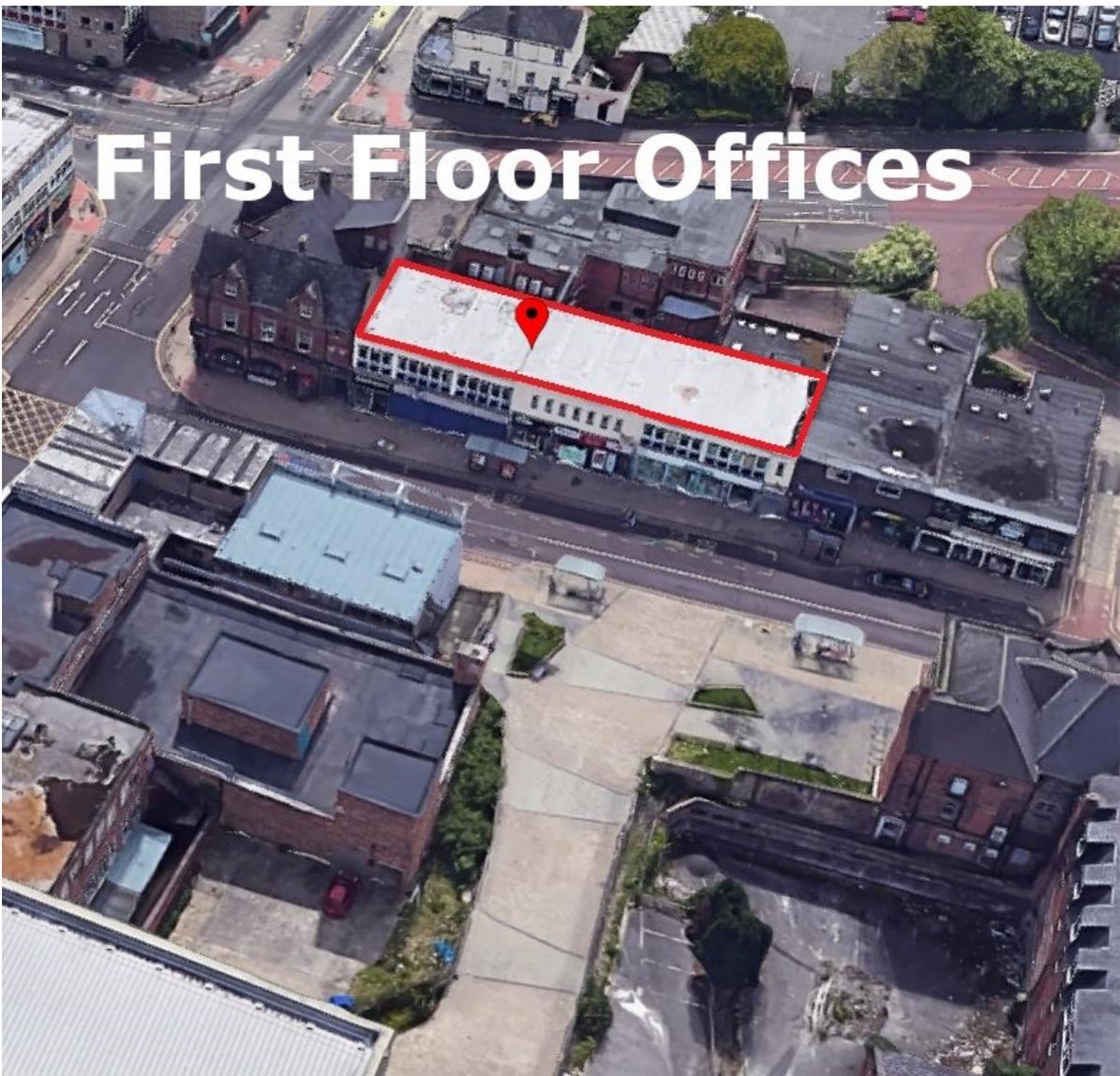
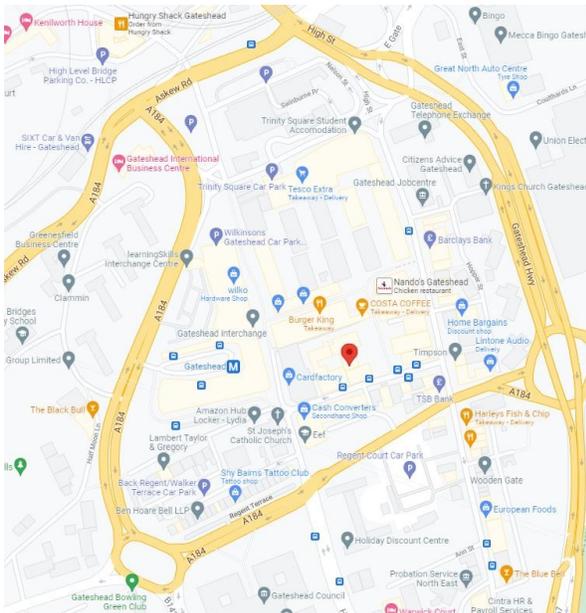


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# First Floor Offices



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