



## OFFICES IN CENTRAL GATESHEAD

**First Floor Walker Terrace, Gateshead, Tyne & Wear, NE8 1TB**

- + £7,800 per annum (£150pw)
- + Total area 890sqft (83sqm) - Kitted out loft storage area 300sqft (27.9sqm)
- + Popular street for solicitors, accountants and other professionals.
- + Very large kitted out loft storage area.
- + Located opposite the Gateshead Interchange.
- + Retailers nearby include Savers, Tesco Extra, Subway, Lloyds Bank, Argos, Wilko and more.
- + Bus stop seconds away
- + Possible option for off-road parking for 1 vehicle



**Thrower Stone Group**

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## Location

The unit is located on Walker Terrace close to the busy streets 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.

Tesco Trinity shopping scheme is located minutes away. Nearby occupiers include Tesco Extra, Subway, Lloyds Bank, Argos, Wilko, Poundland, Peacocks, Home Bargains and many others. There is also free parking facilities outside the property and at the Trinity scheme.

## Description

The accommodation comprises of large first floor offices and staff toilets. The entrance of the property is accessed through a communal area and shared with the ground floor offices. (Ground floor offices are currently occupied by the owner but may also be available should both floors be required. The gross total square footage of the ground floor is 1113sqft by 103sqm.)

The building is ideal for office or retail use. There is also a very large kitted out storage area in the loft of 300sqft which would benefit any occupier. The unit is secure, clean and tidy and is available for immediate occupation.

## Accommodation

The accommodation comprises the following approximate Net Internal Areas:

First Reception Office:	15.2sqm (164sqft)
First Office:	25.3sqm (272sqft)
First Office:	18.7sqm (201sqft)
First Office:	13sqm (140sqft)
First Kitchen:	5.3sqm (57sqft)
First Staff Toilets:	5.2sqm (56sqft)
Loft Storage	27.9sqm (300sqft)
Total Area:	82.7sqm (890sqft)

## 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 £7,800.00 per annum exclusive.

## Business Rates

The current rating assessment is as follows: Shop & Premises £7,300.

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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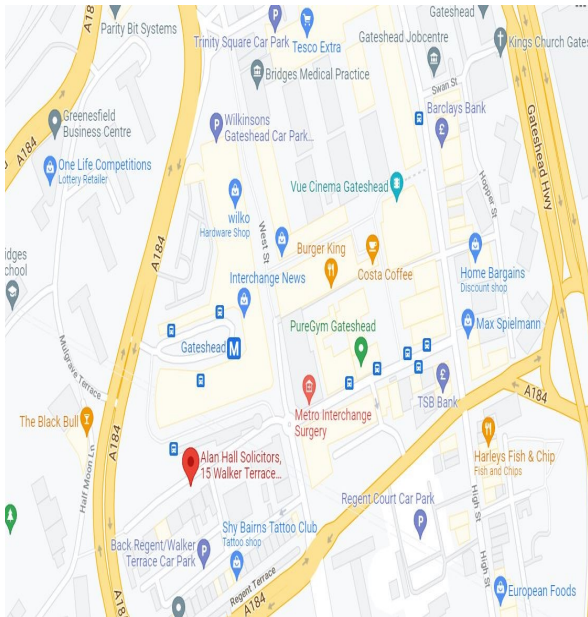
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# Gateshead Interchange



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