

## TO LET

Jackson House & New Century House, West  
Street/Jackson Street, Gateshead, Tyne &  
Wear, NE8 1HR



### Available Office Suites

445 - 1,451 Sq Ft (41.34 - 134.8 Sq M)

- A RANGE OF SIZES AVAILABLE
- STRONG PUBLIC TRANSPORT LINKS
- CENTRAL GATESHEAD LOCATION
- LIFT ACCESS

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### Location

Gateshead is situated approximately 500m to the South of Newcastle upon Tyne on the banks of the River Tyne. The properties are situated within the town centre, occupying prominent positions on Jackson Street and West Street. The location benefits from excellent transport links lying adjacent to Gateshead Interchange which provides rail and bus links into Newcastle City centre and the wider region.

Trinity Square Shopping Centre, which opened in 2013, lies directly to the rear of the properties. This mixed use scheme provides approximately 650,000 sq. ft. of retail and leisure accommodation including a Vue Cinema, Tesco Superstore and various chain restaurants.

### Description

The adjoined buildings of Jackson House & New Century House provide refurbished office suites on 1st and 2nd floor levels. The offices comprise the following specification;

- Comfort Cooling
- Common Kitchen Facilities
- Shower Facilities
- Carpeted Floorings
- Intercom System Entry
- Single/Double Glazed Windows

### Accommodation

Available suites are as follows:

	<b>Ft<sup>2</sup></b>	<b>M<sup>2</sup></b>
<b>JACKSON HOUSE</b>		
Suite 101	1,101	102.29
Suite 201	763	70.88
Suite 202	1,451	134.80
Suite 204	820	76.18
Suite 206	721	66.98
Suite 207	445	41.34
Office 116	733	68.09
<b>NEW CENTURY HOUSE</b>		
Suite 1	3,140	291.72
Suite 2	664	61.65
Suite 4	1,277	118.64
Suite 6	2,951	274.15

### Rent

The suites are available at an asking rent of £8.50 psf. exclusive of VAT, but inclusive of rent and service charges.

### Service Charge

There is a service charge of £2.19 for Jackson House and £2.62 for New Century House levied to cover the costs of maintaining the common areas of the building.

### Rateable Value

Rateable Values are available on request. Certain office suites are currently under the business rates relief threshold and qualifying businesses will receive 100% rates relief. Interested parties are advised to contact Gateshead Council to confirm the current Rates Payable.

## Legal Costs

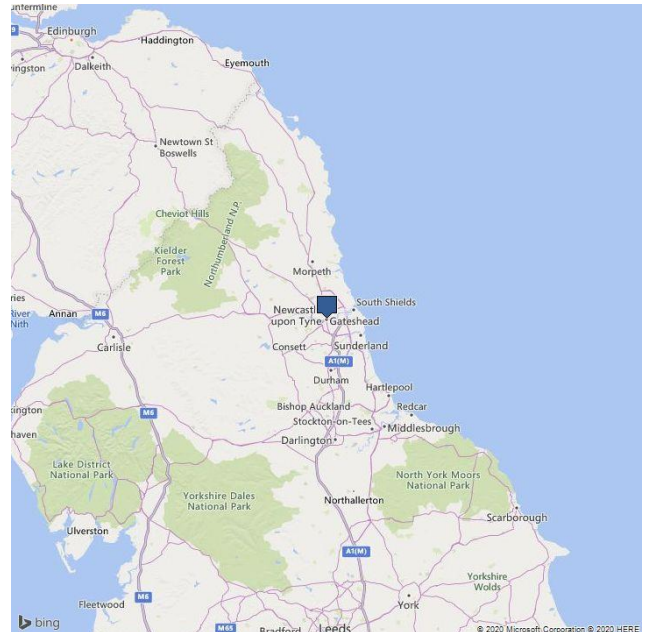
Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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