



Flexible Office Space

135 - 300 Sq Ft (12.54 - 27.87 Sq M)

- Strategic Location
- Newly Refurbished
- Flexible Lease Terms
- Sufficient Parking Available
- Fast Broadband

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TO LET

Portobello House, Portobello Road, Birtley,
 Chester Le Street, Tyne And Wear, DH3 2RY

Location

Portobello House Offices are situated just off Portobello Road, which runs adjacent to the A1 motorway. This prime location offers excellent strategic advantages for businesses seeking a strong operational base in the North East region.

Description

This modern and flexible office workspace available in Birtley, ideal for businesses seeking adaptable leasing options in a convenient location.

This newly refurbished property offers a professional and comfortable working environment, with a range of features designed to support productivity and collaboration:

- Private Office Spaces
- Reception and Breakout Areas
- Kitchen Facilities
- Access to Meeting Room
- High Speed Broadband
- On Site Car Parking

Accommodation

Portobello House has the following offices available:

Ground Floor	Sq Ft	Sq M
Office 1	136	12.63
Office 2	136	12.63
Office 3	136	12.63
Office 4	136	12.63
Office 5	136	12.63
Office 6	136	12.63
Office 7	223	20.72
Office 8	150	13.94

Terms

The suites are offered on flexible lease terms, with the quoted rental price inclusive of rent, service charges, building insurance, and Wi-Fi

Rent

The offices are available from £475.00 Per Month.

Service Charge

Included within the quoting rent.

Building Insurance

Included within the quoting rent.

EPC

The property has an EPC rating of E (110)

Rateable Value

Available Upon Request

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.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

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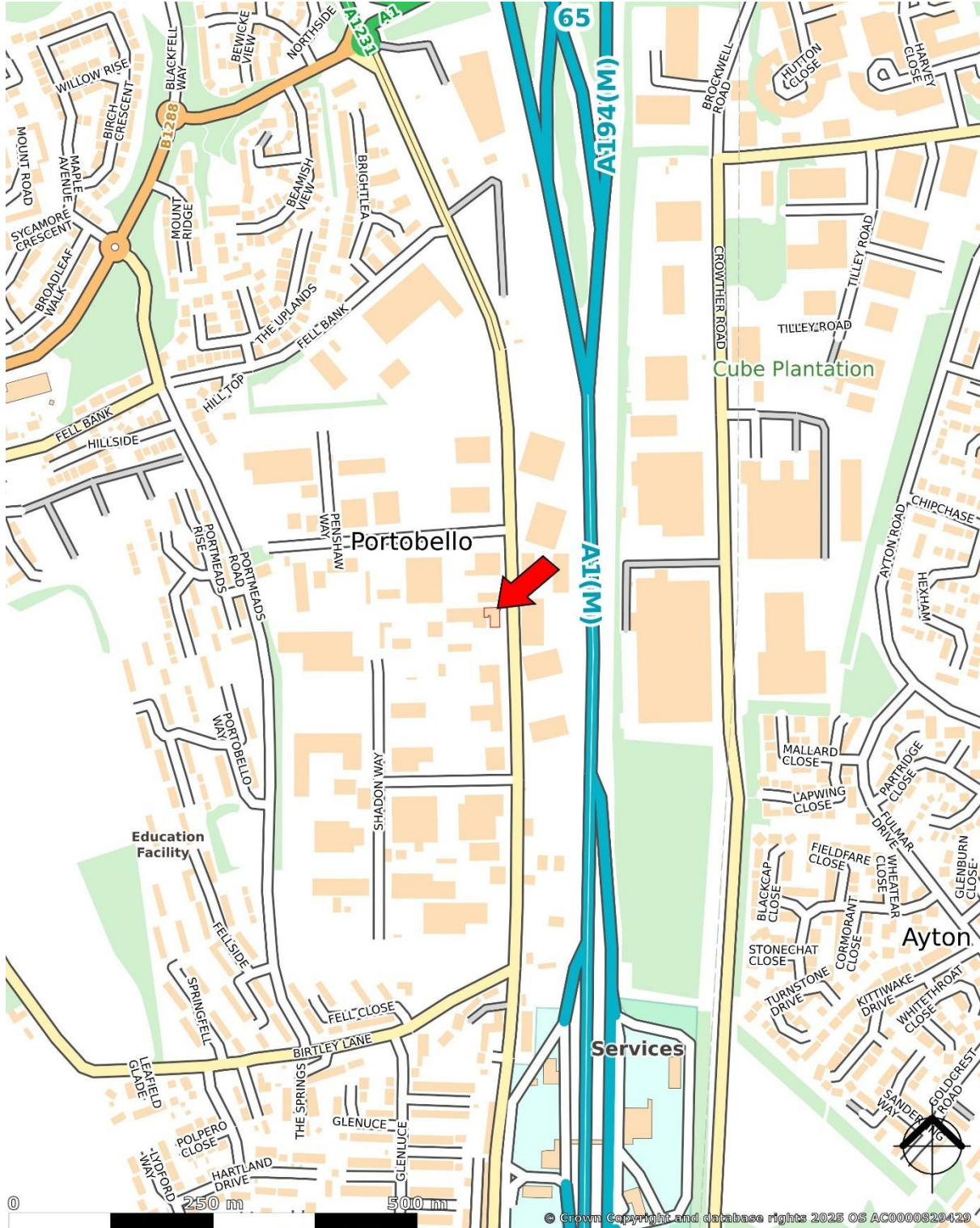
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