

Serviced Office Suites

REF: NE1236

Amron House, Borough Road, North Shields NE29 6RN



- Attractive stone built property.
- Suites from 3 persons upwards.
- Prominent corner location
- Off street parking.
- Close to Metro station.
- Terms from £375 pcm inclusive.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

0191 487 8566

www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

The property occupies a prominent position being on the junction of Borough Road, William Street West and Stanley Street West.

The property has its own car park but there is ample on street parking in the surrounding streets. The immediate area comprises mainly residential housing but is within easy walking distance of the town centre and the Metro Station.

North Shields has excellent local road links and the A19 and Tyne Tunnel are within a 10 minute drive of the property.

Description

The property comprises a 2 storey detached building of traditional stone construction. There is private car parking to the front of the property.

Benefits

Private Car Park
Superfast Broadband
24 / 7 Access
CCTV system
Furniture supplied

Current Availability

Suite #7	4 desk room – rent £425 pcm.
Suite #12	3 desk room – rent £375 pcm.
Suite #14	4 desk room – rent £450 pcm.

Legal Costs

Each party will be responsible for their own legal costs in the preparation of the licence.



VAT

No VAT is payable.

Services

Mains electricity, gas and water are connected to the property.

Planning

We are verbally informed that the premises have permission for B1 Office use class. For confirmation please contact the Local Council Planning authority.

Business Rates

Included in the rent.

EPC

Rating D - If you require sight of an Energy Performance Certificate prior to making a viewing appointment then please get in touch with this office.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



0191 487 8566
admin@northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN