



Cragside Business Centre

2nd Floor, Cragside House, Heaton Road,
Newcastle upon Tyne, NE6 1SE

Serviced offices suites from 85 sq ft upwards

Flexible terms available



LOCATION

The property is situated within the suburb of Heaton, which is located 2 miles east of the city centre in a densely populated area. To the north of the property lies mainly residential properties and to the south, there is a mainly commercial area leading to Shields Road, which is a strong regional shopping centre. The area is served by the Tyneside Metro system with Byker station lying approximately 250m to the south. There is also a bus stop directly outside the premises as well as several routes serviced from Shields Road.

The property is situated on the east side of Heaton Road, which connects Stephenson Road (A1058) with Shields Road Bypass (A193), both of which are major routes to the city centre and the Tyne Tunnel 5 miles to the east.

DESCRIPTION

Cragside Business Centre occupies the second floor of this purpose-built office building. The building has recently been refurbished with a new ground floor foyer. The second floor provides ten serviced office suites with sizes ranging from just 85 sq ft to 1,282 sq ft.

Refurbishment to the second floor has included newly painted walls, new carpets and LED lighting. The floor also benefits from a shared meeting room and a shared communal kitchen. Separate WC facilities for the second floor only are available. There is extensive free on-street parking on the surrounding streets.

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC rating of D79

BUSINESS RATES

Tenants are responsible for paying the business rates in their suite. However, the rateable value are of each suite if below the £12,000 threshold and as such full business rates relief should be available.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from new tenants.



ACCOMODATION & TERMS

Room	Sq m	Sq ft	No. of Desks	£ Per Week + VAT
2	25.64	276	4	LET
3	119.12	1282	16	£342.07
4	39.55	426	6	£151.56
6	14.38	155	2 to 3	£56.64
7	7.93	85	1	LET
8	18.99	204	3 to 4	£74.54
9	25.64	276	4	£100.84
10	11.95	129	1 to 2	LET
11	24.74	266	4	£97.19
12	23.83	257	4	£93.91
1	Communal Kitchen			
5	Communal Meeting Room			

Included in the overall service cost is the rent, insurance, service charge, utilities and communal cleaning. Ultra-fast fibre internet is available onsite – details available upon application.



VIEWING

Strictly by appointment through George F White incorporating George F White LLP. For more information or to arrange a viewing please contact:

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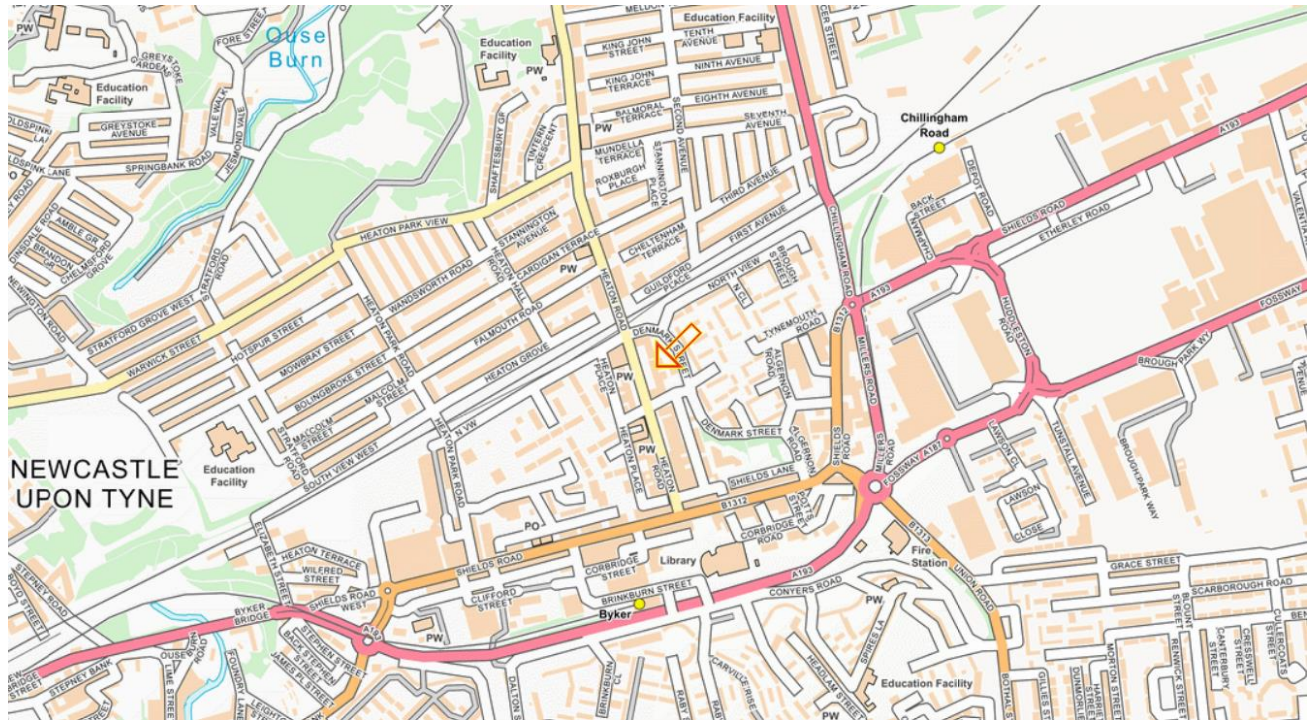
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LOCATION



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