

To Let

Point 5, Fletcher Road, Gateshead,
NE8 2ET



Self Contained Studio Offices with Parking

- 300.19m² (3,231 sqft)
- One minute walk to High Level Bridge
- Feature open vaulted ceiling with traditional roof trusses
- Dedicated on site car parking
- Excellent headquarters opportunity



LOCATION

Point 5 is very well located on Fletcher Road in central Gateshead, only a one minute walk from the High Level Bridge and ten minutes from Newcastle Central Station. The Trinity Square shopping and leisure development can be reached within a short walk providing both superb local amenities and also a bus and metro interchange.

The cultural and leisure facilities on Gateshead Quayside, including the new By The River container park, Sage, Baltic and the Hilton are within in 5 minute walk from Point 5 offering a superb location for business and staff.

DESCRIPTION

Point 5 is a two storey former Victorian railway building that has been superbly restored to provide approximately 3,231 sq.ft. of Grade A office space.

The refurbished building retains its important historic character, while at the same time providing a thoroughly modern interior that would be ideal accommodation for any small to medium size business.

The Point offers contemporary design, including feature open vaulted ceiling with traditional roof trusses, to compliment the Victorian architecture of the adjacent buildings and provide a vibrant working environment.

The building is fully self contained and comes with the significant benefit of its own dedicated car park.

Accommodation

Point 5 offers the following net internal area:

	M ²	Sq ft
Total	300.19	3,231

SERVICES

The property benefits from all services.

ENERGY PERFORMANCE

To be confirmed.

RATEABLE VALUE

According to the Valuation Office Agency website, Point 5 is currently assessed at Rateable Value £44,000.

All interested parties should make their own enquiries to the Valuation Office in order to confirm the precise rates payable.

TERMS

£56,500 per annum exclusive.

VAT

All figures within these terms are exclusive to VAT.

VIEWING

Strictly by appointment with joint agents Knight Frank and Naylor.

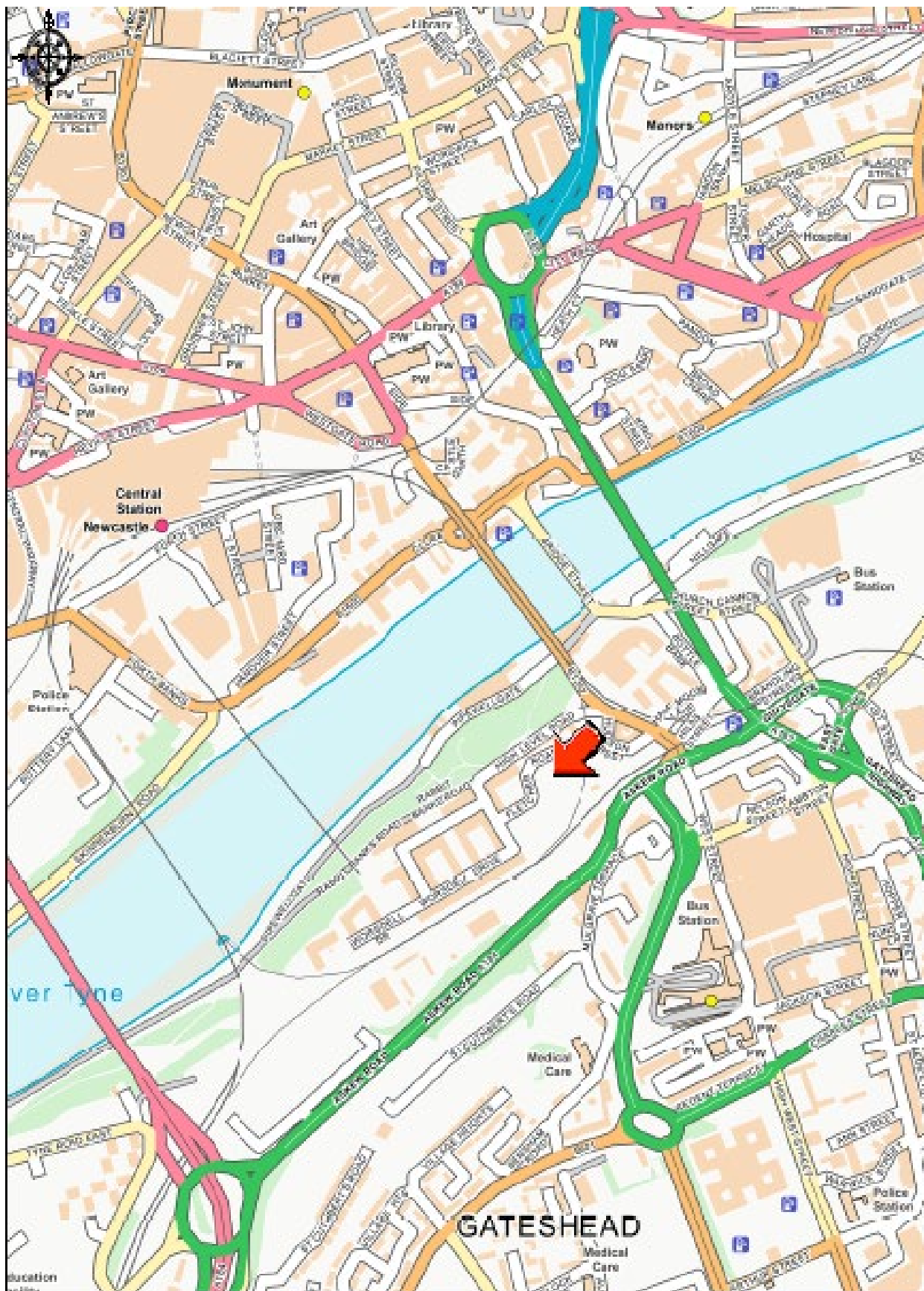
For further details please contact:

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