



Business Park / Office To Let

## B1, 1 Eagle House

B1, 1 Eagle House, Asama Court, Newcastle upon Tyne, NE4 7YD

Refurbished first floor office suite on established business park with view south over the river Tyne. Recently refurbished accommodation.

1,679 sq ft (155.98 sq m)

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**AVISON  
YOUNG**

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## Summary

Available Size	1,679 sq ft / 155.98 sq m
Rent	£12.50 per sq ft
Rates Payable	£3.42 per sq ft
Service Charge	£3.50 per sq ft Includes estate service charge
Car Parking	N/A
Estate Charge	Estate and building service charge will be payable
EPC	C (71)

## Description

Unit B1 Eagle House is a two storey office building of brick construction located on a well established business park. The first floor accommodation was recently refurbished and comprises an open plan office with its own wc facilities, kitchen, reception/waiting area, board room and a meeting room.

## Location

Eagle House forms part of Asama Court which is located on the long established and highly successful Newcastle Business Park, with excellent views over the river Tyne.

Eagle House is located off the A695 Scotswood Road which is approximately 1 mile west of Newcastle City centre and 1 mile east of the A1 Western Bypass.

Occupiers on the park include Lookers, British Airways, Babble and Story Homes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,679	155.98	Available
<b>Total</b>	<b>1,679</b>	<b>155.98</b>	

## Specification

Suspended ceiling with LED lighting  
Fully carpeted throughout  
Raised access floor  
Gas central heating  
Intercom entry system  
Tea Point facility

## Viewings

For Viewings contact Tony Wordsworth or Adam Lawson

## Terms

The suite is available to rent for a term of years to be agreed on an effective full repair and insuring basis by way of service charge to include a contribution towards the estate service charge.







