

# OFFICE TO LET

Mikasa House, Asama Court, Newcastle Business Park, NE4 7LN

**1,512 sq. ft. OFFICE ON  
NEWCASTLE BUSINESS PARK.**



  
**ADDERSTONE**  
GROUP

[adderstonegroup.com](http://adderstonegroup.com)

## Mikasa House, Asama Court, Newcastle Business Park, NE4 7LN

- 1,512 sq. ft. high quality, modern office.
- Prominently located on Newcastle Business Park.
- Grade A office, suitable for approximately 15 people.

### About Mikasa House

Mikasa House is a significant and sought after business space within Newcastle Business Park.

Owned and managed by Adderstone Group, the 9,000 sq. ft. office space spans across three floors with offices ranging in size from 1,400 sq. ft. up to 6,315 sq. ft.

The grade A accommodation has great views towards Gateshead across the banks of the River Tyne.

The building is fully DDA compliant with ramp access, disabled toilets and lift access.

There is ample on site car parking with reserved bays, 24-hour access and own front door entry.

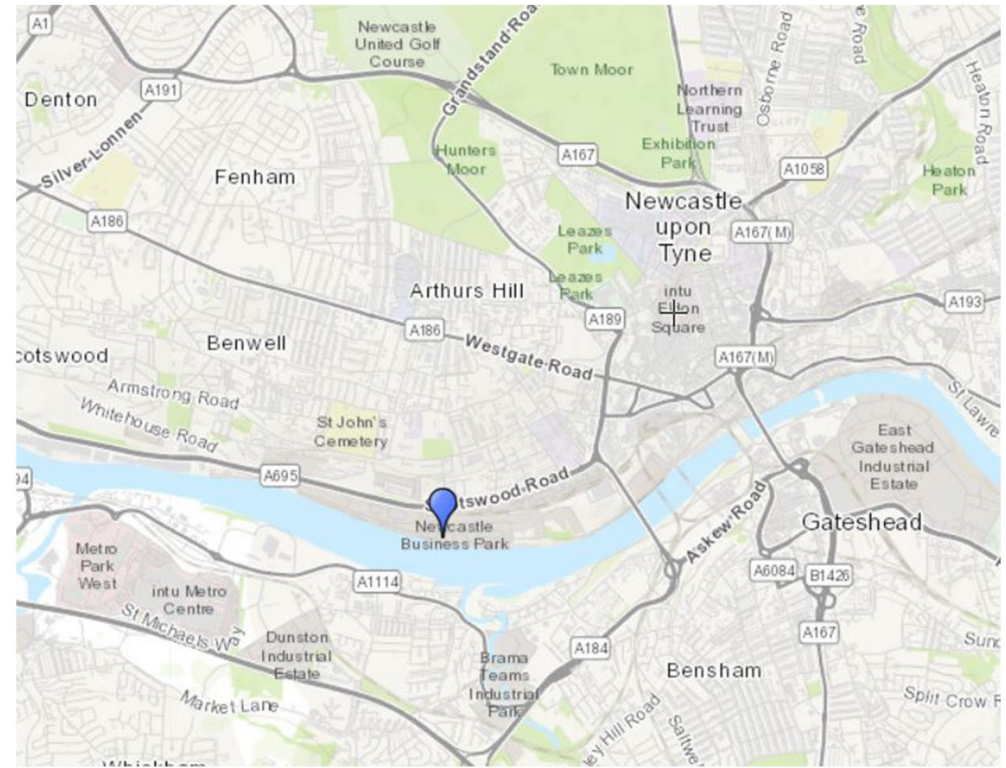
### Specification:

- Prominent position within Newcastle Business Park.
- Grade A office.
- Fantastic river facing views.
- DDA compliant lift to all floors.
- Ample reserved car parking bays.
- Secure location with alarm systems and 24 hour access.



Ground floor office - 1,512 sq. ft.





## Location

Mikasa House is located on the banks of the River Tyne, in Newcastle Business Park.

Mikasa House has great access to major road networks. It is located just off the A695 Scotswood Road and approximately 1 mile west of Newcastle city centre and 1 mile east of the A1 Newcastle Western Bypass.

A scenic riverside path links Mikasa House to the city centre, which is within cycling and walking distance.

Gateshead's Metro Centre is only a five minute drive away.

There is a regular bus service on Amethyst Road providing a connection to Newcastle city centre and areas to the west.





### Available accommodation:

1,512 sq. ft. (140 sq. m.) office, suitable for approximately 15 people.

Fantastic views of landscaped gardens and the River Tyne.

### Lease terms

The property is available by way of a new effective Full Repairing and Insuring lease, for a term to be negotiated.

Rent upon application.

### Service charge

A service charge will be levied proportionate to the floor area occupied.

### Energy performance certificate

This property has an energy performance rating of D(94). Full certificate available upon request.

### Rateable value

Available on request.

### VAT

All prices are deemed exclusive of VAT.

### Legal costs

Each party is responsible for their own legal fees incurred.

### Contact

For further information or to arrange a viewing:

#### Amy Riley, Commercial Estates Manager

T: 0191 269 9944 E: amy.riley@adderstonegroup.com

#### Charlie Harkness, Commercial Estates Surveyor

T: 0191 269 9949 E: charlie.harkness@adderstonegroup.com

Mikasa House is managed by:



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