



Business Park To Let

## 2 Eagle House

Asama Court, Newcastle Business Park, Newcastle Upon Tyne, NE4 7YD

Modern office suite on established business park with view over the River Tyne.

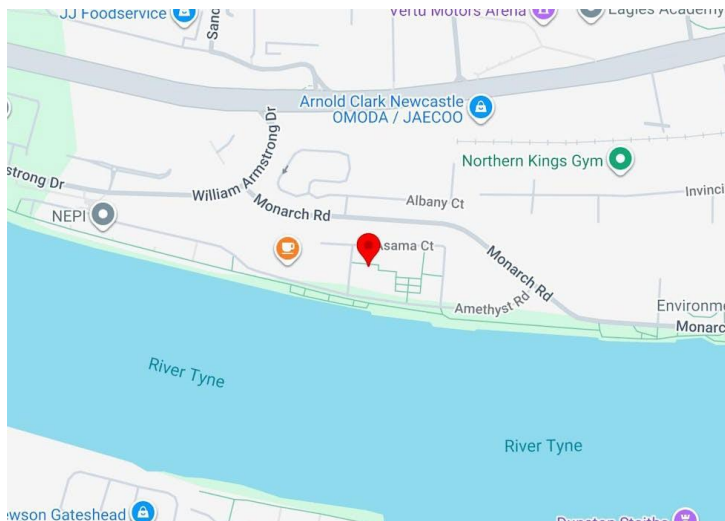
3,251 sq ft (302.03 sq m)

**AVISON  
YOUNG**

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## Summary

Available Size	3,251 sq ft / 302.03 sq m
Rent	£14 per sq ft
Rates Payable	£5.45 per sq ft
Service Charge	£3.50 per sq ft per sq ft includes estate service charge
EPC	B (46)

## Description

Unit B2 Eagle House is comprised of a high-quality, two-storey office building of brick construction situated within a well-established business park in Newcastle. The property has recently undergone a refurbishment with works including full recarpeting, redecoration, and internal upgrades featuring LED lighting, raised access flooring, meeting rooms along with a comfort heating/cooling system.

## 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, A-Squared Engineering, Story Homes and Your Move.

## Specification

- Suspended ceiling with LED lighting
- Fully carpeted throughout
- Raised access flooring
- Recently installed comfort heating/cooling throughout
- Intercom entry system
- Modern kitchen/dining area
- 14 demised on-site car parking spaces

## Viewings

For viewings contact Adam Lawson or Megan Cooper

## Terms

The suite is available to rent for a term of years to be agreed on an effective full repair and insurance basis, by way of service charge to include a contribution towards the estate service charge. Rent and Service Charge are exclusive of VAT.



### Adam Lawson

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### Megan Cooper

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