



Project Part-Financed  
by the European Union  
European Regional  
Development Fund



The Development Agency  
for the North East of England



## Suite 4 Third Floor Adamson House, 65 Westgate Road

**Size:** 410 sq ft

### Suite Charges

	Per sq ft	Monthly	Inclusive Of VAT
Rent	£8.00	£273.33	£321.16
Service Charge	£7.50	£256.25	£301.09
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			£622.25
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The service charge is inclusive of rates, water rates, electricity, gas, building insurance and maintenance of common area. Insurance of suite contents is not included.

Ingoing Charges:	Key Deposit	£25.00
	Door Sign	£20.00 plus VAT

Payment is by Direct Debit one month in advance. We require a months licence fee and service charge as a returnable deposit.

Terms are 28 days notice, easy in-easy out agreement.

### The building has:

- Alarms
- Access 24hrs a day, 7 days a week
- Cleaning and maintenance of common areas

### The studios are available:

- Unfurnished
- On easy in easy out terms
- Telephone lines with BT/Telewest
- Broadband internet access (subject to monthly fee)



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