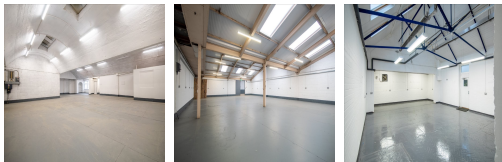


## Victoria Road West

### Hebburn NE31 1UB



This centre is located in the heart of Hebburn, placing tenants and their teams in a well-connected and easily accessible location. This centre is next to the junction of Mill Lane, which offers good access to all the major road networks, while local bus services provide a comfortable commute to Jarrow, Heworth, Hebburn and other areas. For travel further afield, Newcastle Airport is a 25-minute drive away. Many restaurants, cafes, shopping centres, and other local amenities are close to this centre.

This centre is a great space designed to meet the demands of any modern business. The beautifully designed office spaces empower teams and companies for growth, with high ceilings and large windows that provide natural lighting. The estate offers plenty of free and secure parking. On-site amenities include air conditioning, reception services with telephone answering, and on-site parking spaces. The centre is accessible 24 hours. This building is a wonderland for all things digital – providing an ever-expanding hub of creatives with never-ending networking opportunities. This space is warm and welcoming, so clients can feel at home while at work.

### transport links

<b>Underground</b>	Jarrow
<b>Train Station</b>	Heworth
<b>Road Link</b>	A19
<b>Airport</b>	Newcastle Airport

### Workshop and Industrial Units

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- **Total Size** : 58094 sq ft
- **Min Term** : 12 mnths
- **Max Term** : 120 mnths