



Storage Land & Car Parking

6,073m² (1.5 acres)

- Storage land to let
- Suitable for a variety of uses including car parking
- Currently 186 car spaces
- Flexible lease term by arrangement

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TO LET

2 Koppers Way, Monkton Business Park,
Hebburn, Tyne & Wear, NE31 2EZ

Location

Monkton Business Park is located midway between the A19 and the A1(M) on the A194 Leam Lane. The A194 dual carriageway offers direct access to Newcastle City Centre approximately 10 minutes' drive to the north west and the A19, 5 minutes to the east. There are excellent public transport links via Fellgate Metro Station and local bus services.

Lease

A new lease is available for a term by arrangement.

Quoting Rent

£45,000 per annum exclusive of VAT and any rating liability for the proposed use.

Business Rates

The tenant will be responsible for any rates payable for the proposed storage use. They will also be responsible for their utility costs.

Legal Costs

The tenant is to be responsible for the landlord's reasonable legal costs incurred in this transaction

Money Laundering

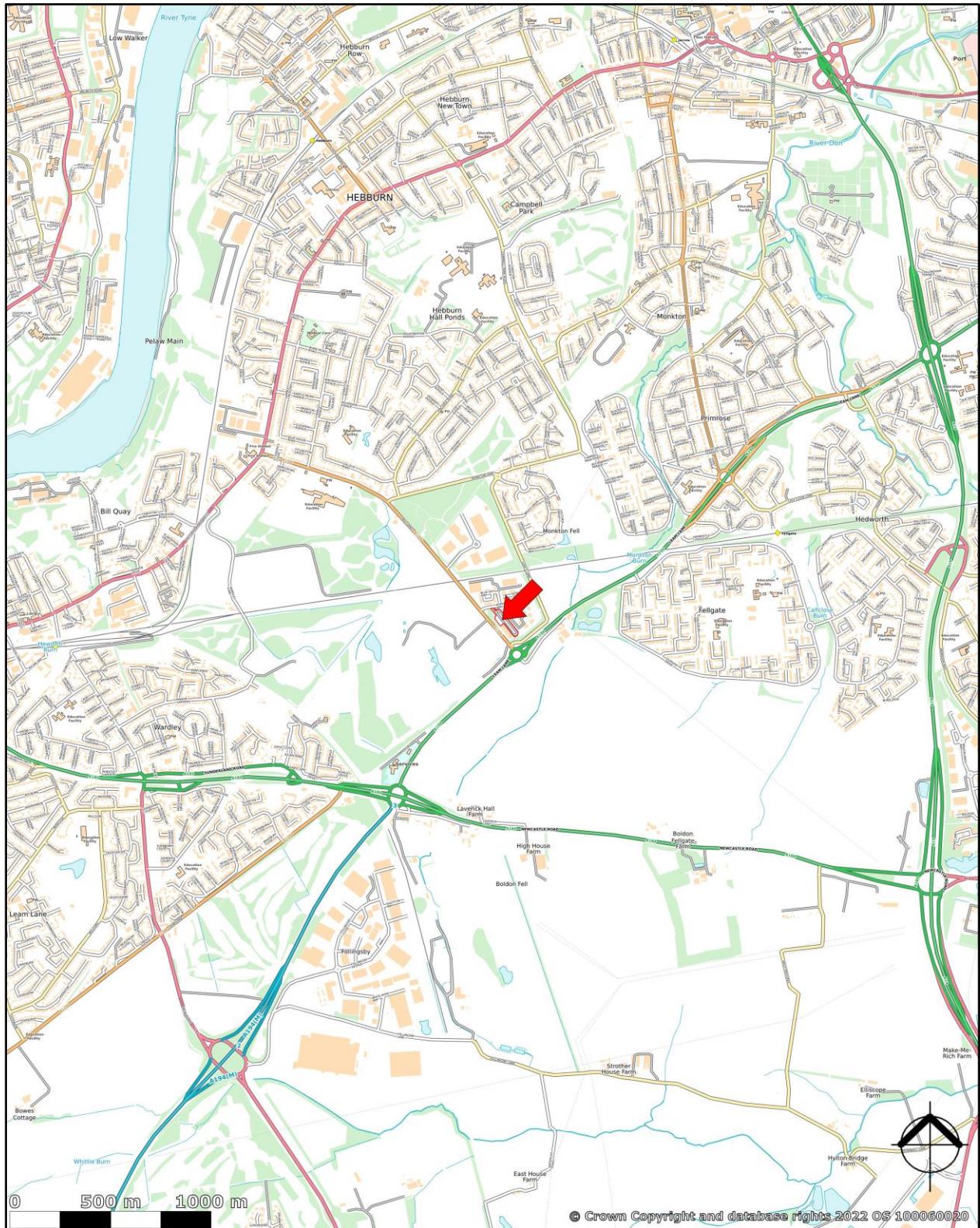
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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