



Newly Available Modern Office Suite

3,400 ft² (315.87 m²)

- Modern office suite
- Fully fitted ready for occupation
- Established business park location
- New lease for a term by arrangement
- Good car parking ratio

For further information please contact:

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TO LET

Unit 8 Merchant Court,
Monkton South Business Park,
South Tyneside, NE31 2EX

Location

Monkton Business Park is located midway between the A19 and the A1(M) Leam Lane.

The A194 dual carriageway offers direct access to the 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.

Description

Modern office building over three floors with shared reception facility on the ground floor.

Specification

- Comfort cooling and heating units
- Suspended ceilings
- Full access raised floors with carpeting
- Aspire cabling
- 3 partitioned offices (with new A/C units)
- Boardroom
- Fully kitted kitchen
- 13 car parking spaces
- Bike storage

Accommodation

The property comprises the following:

	M ²	Ft ²
First Floor	315.87	3,400

Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

Rent

£11psf.

Service Charge

Upon application.

Business Rates

According to the VOA website the first floor has a rateable value of £29,750 giving rates payable of £14,845 per annum (£4.37psf).

EPC

D 91.

Legal Costs

Each party to be responsible for their own 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, 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.

