



## Office Accommodation

Up to 3,041.74m<sup>2</sup> (32,742 sqft)

- Rare freehold purchase
- Prominently located modern office building
- Large site area with landscaping
- High car parking ratio – 186 space (1:176 sqft)

For further information please contact:

Chris Pearson

E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)

DD: +44 (0)191 211 1555

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## FOR SALE/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.

### Accommodation

The property has the following approximate floor areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Second	249.90	2,684
First	1,405.33	15,130
Ground	1,386.81	14,928
<b>Total</b>	<b>3,041.74</b>	<b>32,742</b>

### Tenure

Freehold.

### Quoting Price

£1.5M subject to contract.

### Lease

A new lease is available for a term by arrangement.

### Quoting Rent

£12psf.

### Business Rates

The building will need to be reassessed for rating purposes.

### 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, 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.





## FOR SALE/TO LET

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

