



## High Quality Office Suite

2,942 Sq Ft (273.31 Sq M)

- Highly prominent position on Silverlink Business Park
- Fully fitted and refurbished offices
- Excellent access and communication links
- Ample on site parking
- New lease

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## TO LET

Unit 10, Silverlink Business Park, North  
Tyneside, NE28 9NX

### Location

The property is located within Silverlink Business Park, in North Tyneside and is approximately 6 miles east of Newcastle upon Tyne and approximately 4 miles west of Tynemouth.

Silverlink benefits from excellent access and road links, being adjacent to the A19/Coast Road interchange, which provides direct access to Newcastle City Centre and the wider North East region.

As well as being an established office location, Silverlink is also a recognised out of town retail location providing office occupiers with a good retail offer and local amenities.

### Description

The accommodation is set out on the ground floor with its own dedicated entrance. The suite is fully fitted out to a high standard.

- Suspended ceilings throughout
- LED lights on PIR motion sensors
- Perimeter trunking
- Power and data installed (Cat 5 cabling)
- Male, female and disabled WC's both floors
- Perimeter gas fired radiators
- Private offices and meeting rooms
- Large kitchen and break out areas

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
Ground Floor	2,942	273.31

### Terms

The property is available to rent on a new lease term by arrangement.

### Rent

£32,000 Per Annum exclusive of VAT, rates and service charge.

### EPC

Upon application.

### Rateable Value

Upon application.

### Service Charge

Upon application.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

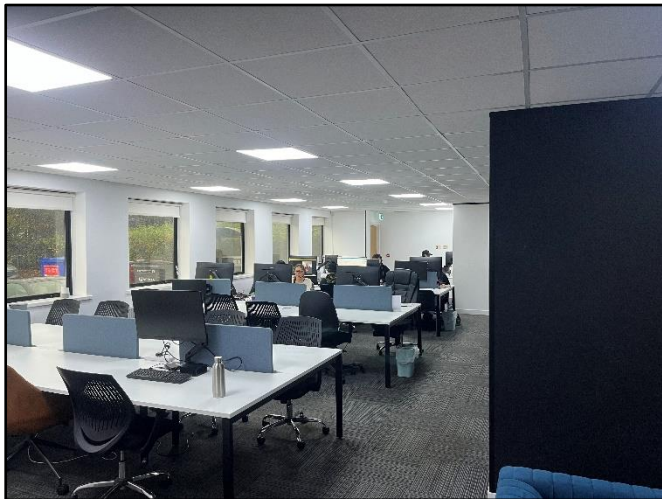
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Code of Practice

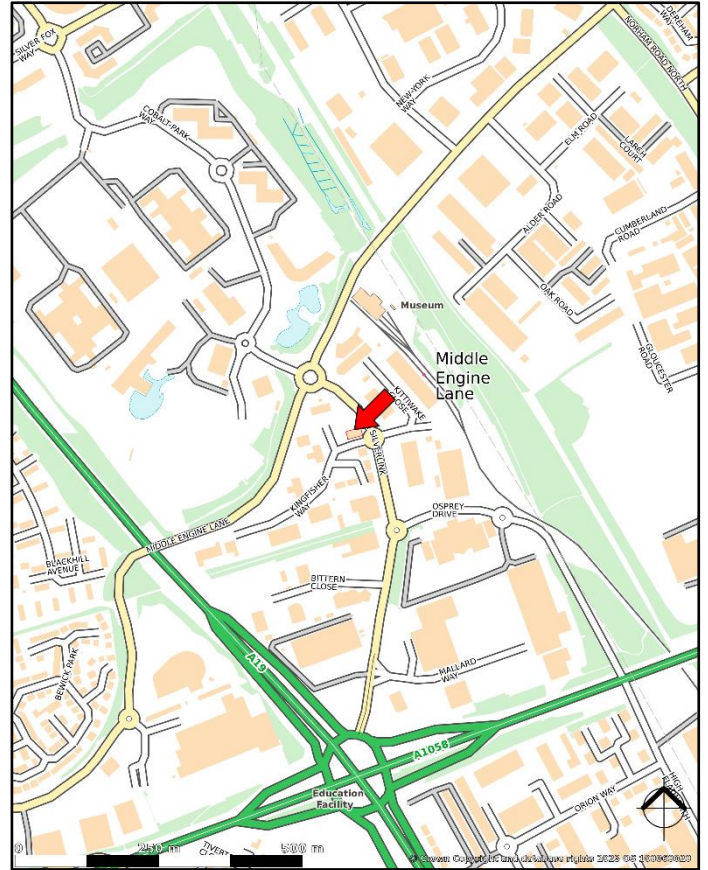
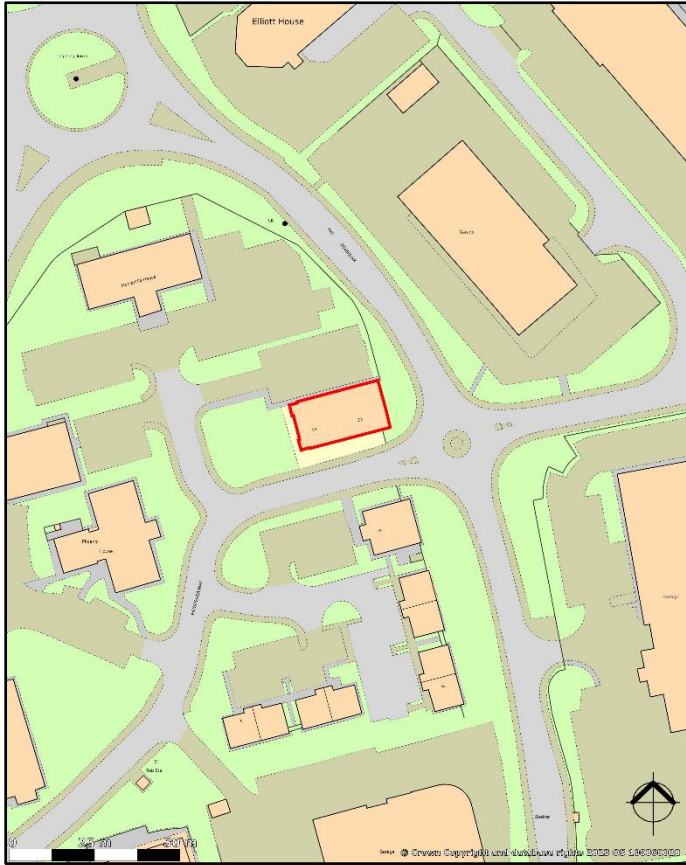
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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