



## Office Space

**From 860 sq ft (79.86 sq m) to  
7,977 sq ft (741.1 sq m)**

### Property Highlights

- Four units available
- Modern two storey offices
- Own front door
- Dedicated car parking
- Undergoing refurbishment
- Will benefit from adjacent town centre redevelopment scheme

For more information, please contact:

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## Location

Waverley is conveniently located within easy walking distance of South Shields town centre, Metro station and Ferry Landing close to the rear of Market Square at the junction of River Drive and Long Row. The surrounding area comprises a mixture of commercial and residential schemes.

The development is close to the A19 and A1 with excellent access to the regional road network, Newcastle upon Tyne and Sunderland.

Public transport is excellent. South Shields Metro station is a 5 minute walk away and has frequent bus services operating to and from the local area.

A redevelopment scheme of the adjacent town centre is currently underway and has already seen the refurbishment of the Market Place. The scheme will also include the construction of a new Interchange for bus and Metro travel, scheduled for completion in summer 2019. Following these works, the next phase of the scheme would see the introduction of a new retail and leisure area. This could see an additional 70,000 sq ft of retail space, 25,000 sq ft of leisure space, a cinema and multi storey car park, all within easy access of Market Dock.

## Description

Waverley is a contemporary, high specification development of office buildings.

The specification is as follows:

- Two-storey units
- Own front door
- Male/female accessible toilets
- Double glazing
- Gas fired central heating
- 3 compartment perimeter trunking on ground floor
- Raised access flooring on the first floor
- Exposed feature beams

## Accommodation

The available office suites provide the following Net Internal Areas:

Building	Sq M	Sq Ft
Unit 1	235.9	2,540
Unit 2	143.5	1,545
Unit 9	180.9	1,947
Unit 10	180.7	1,945
<b>Total</b>	<b>741</b>	<b>7,977</b>

## Terms

The units are available on new full repairing and insuring leases for a term of years to be agreed at a rent of £8.00 per sq ft per annum.

## Service Charge

A service charge is recoverable from the tenant for maintenance and repair of the structure of the building and its common areas.

## Rateable Value

According to the 2017 rating list, the current rates payable equate to approximately £3.89 per sq ft.

## Energy Performance Certificate (EPC)

Unit 1	C(56)
Unit 2	B(32)
Unit 9	B(37)
Unit 10	B(37)

## VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

## Legal Costs

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



**TO LET**  
**Market Dock**  
South Shields, Tyne & Wear NE33 1LE

