

TO LET

Serviced Offices

Navigation House
Port of Tyne
South Shields
NE34 0AB



Location

Navigation House is situated on the Port of Tyne on the main Tyne Dock Estate, South Shields. It benefits from 24/7 secure gate access via the Port of Tyne gate house.

Tyne Dock is situated circa 2 miles south west of South Shields Town Centre and is accessed from the A194 which provides direct road access near to the A1(M) and the A19.

It is situated some 9 miles east of Newcastle upon Tyne on the south bank of the River Tyne and 8 miles north of Sunderland. The town benefits from excellent road communications being approximately 3 miles north east of the A19 and 4 miles north east of the A194(M) which leads directly to the A1.

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Retail
Development
Industrial
Investment
Office

T 0191 232 7030



Hadrian House, Higham Place,
Newcastle upon Tyne, NE1 8AF

E info@naylors.co.uk

Description

Navigation House offer a range of office suites with onsite parking. The available suites are located on the ground floor where there are communal WCs.

Accommodation

	m ²	ft ²
Suite 106	22.35	241
Suite 107	34.08	367
Suite 108	29.41	317
Suite 109/10	78.21	842
Total	164.05	1,767

Rent

The suites are available by way of flexible agreements at economical rents inclusive of service charge and utilities.

Business Rates

Business rates are payable to South Tyneside Council and the amount payable is approx. £2 per ft².

Services

The property benefits from all mains services.

Service Charge

Services included within the service charge include building insurance, 24 hr security, landscaping, communal lighting and maintenance/repairs of the internal and external common areas.

EPC

The property has an EPC rating of 92(D).

VAT

All figures quoted are exclusive of VAT which is applicable.

Legal Costs

Each party is to bear their own legal costs involved in the transaction.

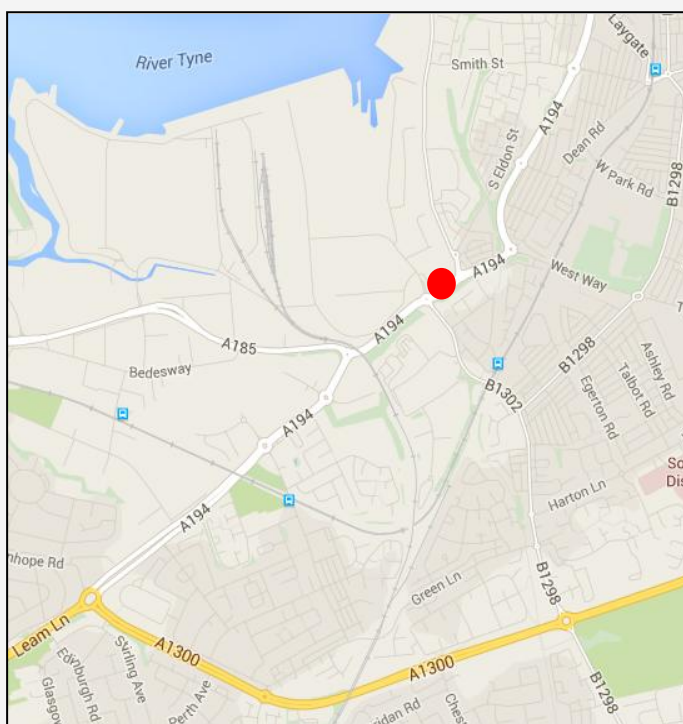
Further Information

For general enquiries and viewing arrangements please contact Simon Taylor or James Fletcher on 0191 232 7030 or email: simontaylor@naylor.co.uk or jamesfletcher@naylor.co.uk.

Naylors Instructions

You may search our company web site www.naylors.co.uk for details of all our current instructions.

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