



Osprey House

Kingfisher Way, Silverlink Business Park, North Tyneside, NE28 9ND

REFURBISHED OFFICE SPACE

TO LET

- Excellent business environment and amenities 2 minutes from Silverlink Retail Park.
- Good access to major transport A19 / A1058 Coast Road
- High profile onto Middle Engine Lane with good signage opportunities
- On site car park spaces



From 232.25 sq m (2,500 sq ft) to 534.71 sq m (5,756 sq ft)

Location:

The property is located in Silverlink Business Park which is situated adjacent to the A19 and A1058 Coast Road. The business park lies 7.5 miles east of Newcastle City Centre. The immediate locality provides a broad range of commercial uses such as Silverlink Shopping Park that includes M&S, Boots, McDonalds together with a variety of other restaurants. The property is also located immediately adjacent to Cobalt Business Park which is the UK's largest office park. There is also a children's nursery, selection of hotels and car showrooms within the vicinity. Newcastle International Airport is located within a 20 minute drive.

Accommodation:

The building has been recently refurbished internally and benefits from a generous reception area, male/female and disabled WCs, an eight person passenger lift and kitchen facilities. The available first floor office accommodation is predominantly open plan with raised access floors, suspended ceilings and recessed lighting. The space also benefits from several existing partitioned offices/meeting rooms together with a separate server room.

The whole property benefits from 48 designated car parking spaces.

The accommodation provides the following net internal areas:

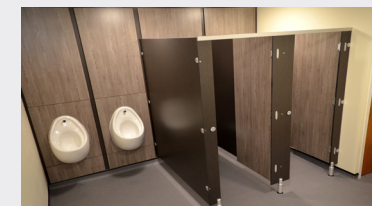
	m ²	ft ²
Ground Floor Suite A	LET to Nirvana Europe Limited	
Ground Floor Suite B	Under Offer	
First Floor	534.71	5,756
Storage	9.67	104
TOTAL:	544.38	5,860

*The accommodation can be split to provide a self-contained suite from 2,500 sq ft upwards.



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The Business Protection from Misleading Marketing Regulations 2008: **May 2018**



Rent:

The quoting rent is £10.00 per ft² per annum exclusive of VAT.

Rates:

The property needs to be reassessed following occupation.

EPC:

The property has an EPC rating of Band D (94).

Service Charge:

Upon application.

Legal Costs:

Both parties are to bear responsibility for their own costs in this transaction.

VAT:

All figures quoted are exclusive of VAT where chargeable.

Strictly by prior appointment via joint agents BNP Paribas Real Estate and Naylors.

Aidan Baker aidan.baker@bnpparibas.com **0191 227 5737**

Lewis Wheatman lewis.wheatman@bnpparibas.com **0191 227 5714**

Jess Simpson jessicasimpson@naylors.co.uk **0191 211 1544**

James Fletcher jamesfletcher@naylors.co.uk **0191 211 1560**