



TO LET

MODERN GROUND FLOOR WORKSHOP AND OFFICE ACCOMODATION

UNIT 3 MERCURY, ORION BUSINESS PARK, NORTH TYNESIDE, NE29 7SN


Naylors
Commercial Property People
naylors.co.uk

Location

The property is located within Orion Business Park which is a first class location within North Tyneside being just off the A19 Trunk Road linking to the north with the A1 and south to Teesside and Yorkshire via the Tyne Tunnel. Access to the Newcastle upon Tyne City Centre is easy via the A1058 Coast Road. The "Route 19" Stephenson Transport Link which runs adjacent to these properties provides a frequent bus connection to the Metro, North Shields town centre and other local facilities such as Silverlink Retail Park close by to the north.

Description

The property comprises the ground floor of Unit 3 Mercury and shares an entrance lobby with the first floor. The space benefits from concrete flooring and florescent tube lighting. Heating and cooling is provided by four air conditioning units while hot water is provided by a combi boiler. Male, female and disabled W.C's are provided along with a kitchenette facility. The windows to the front of the premises are double glazed. There is an electric roller shutter door measuring 3.39m (wide) x 2.50 (high). Minimum eaves height to the cross beams is 2.78m.

Parking can be made available on the estate and the number of spaces demised to be agreed by negotiation.

Services

The space benefits from water and electricity supplies. Usage will be recharged by the building owners.

Accommodation Schedule

Area	m ²	ft ²
Ground Floor	156.13	1681

Terms

The ground floor space is available by way of a new internal repairing and insuring lease for a term of years to be agreed. For a rent of £10,000 per annum.

Rateable Value

Interested parties are advised to make their own enquires with the relevant local authority.

EPC

The building has and EPC rating of C (58).

VAT

All figures quoted are exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal and professional costs.

Further Information

For general enquiries and viewing arrangements please speak to or email:

Duncan Christie

duncanchristie@naylorso.co.uk

Telephone 0191 211 1564

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