



Sanderson  
Weatherall

# TO LET MODERN OFFICE SPACE



Kings Court, Royal Quays, North Shields NE29 6AR

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#### Prominent location

Close proximity to the A19 and Tyne Tunnel

Ground Floor NIA 7,944 sq ft (738 sq m)

First Floor NIA 35,600 sq ft (3,307 sq m)

Rent: POA

Subject to Contract

#### Location

Kings Court is prominently located overlooking the roundabout junction of the A187 and Earl Grey Way. Nearby Royal Quays is a well established business park with excellent retail and leisure amenities. There is convenient access to two local Metro stations and a regular bus service serving North Tyneside and Newcastle city centre which is approximately 9 miles to the west.

North Shields is a busy and popular north east town that acts as both a residential and commercial centre. The town is positioned between Wallsend and Tynemouth and circa 9 miles east of Newcastle city centre making it popular with commuters.

The A1058 Coast Road provides direct access into North Shields via Newcastle city centre. The road is currently undergoing major restructuring works particularly where it links in to the A19 Tyne Tunnel Road where a major new junction improvement is currently taking place.

#### Description

The premises comprise of offices providing modern open plan accommodation to ground and first floor level. The ground floor comprises open plan accommodation with air conditioning, suspended ceiling incorporating Cat II recess lighting and fully accessible raised access flooring. There is male, female and disabled WC facilities located on the ground floor. Externally 31 allocated car parking spaces. There is potential to change the use of the ground floor self contained suite to an alternative use, subject to planning.

The first floor comprises an open plan floor plate with the option of further sub divisions. The accommodation comprises four pipe fan coil comfort cooling system, suspended ceiling with strip lighting and fully accessible raised access flooring. There is male, female and disabled WC facilities located on the first floor. Externally the car park provision for this floor is 1:234 sq ft.

Both floor plates benefit from a manned reception, 24 hour access and on site bike storage.

#### Accommodation

The office accommodation comprises the following approximate net internal areas:

Description	Sq m	Sq ft
Ground Floor Total	738 sq m	7,944 sq ft
First Floor Total	3,307 sq m	35,600 sq ft
1 <sup>st</sup> floor Suite A	2,468 sq m	26,565
1 <sup>st</sup> floor Suite B	178 sq m	1,937
1 <sup>st</sup> floor Suite C	270 sq m	2,906
1 <sup>st</sup> floor Suite D	203 sq m	2,185





### **Energy Performance Certificate**

The Landlord is currently undertaking works to improve the current EPC rating on both the ground and first floor.

### **Business Rates**

The property is currently listed within the 2017 Rating List as follows:

Ground Floor	RV £77,000
First Floor	RV £290,000

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, North Tyneside Council to establish the rates payable.

### **Service Charge**

Available upon request.

### **Lease Terms**

The accommodation is available by way of a new Full Repairing and Insuring lease via a service charge for a terms of years and rent to be agreed, subject to contract.

### **Legal Costs**

Each party to bear their own legal costs incurred in the preparation and settlement of any letting documentation together with any VAT thereon.

### **VAT**

All prices quoted are deemed exclusive of VAT where applicable.



Viewings and Further Information  
Strictly by prior appointment with the agents:

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