

GRADE A OFFICE PREMISES FOR SALE/TO LET

UNIT 8 MERCHANT COURT,
MONKTON SOUTH BUSINESS PARK,
SOUTH TYNESIDE, NE31 2EX

LAST
REMAINING
FLOOR

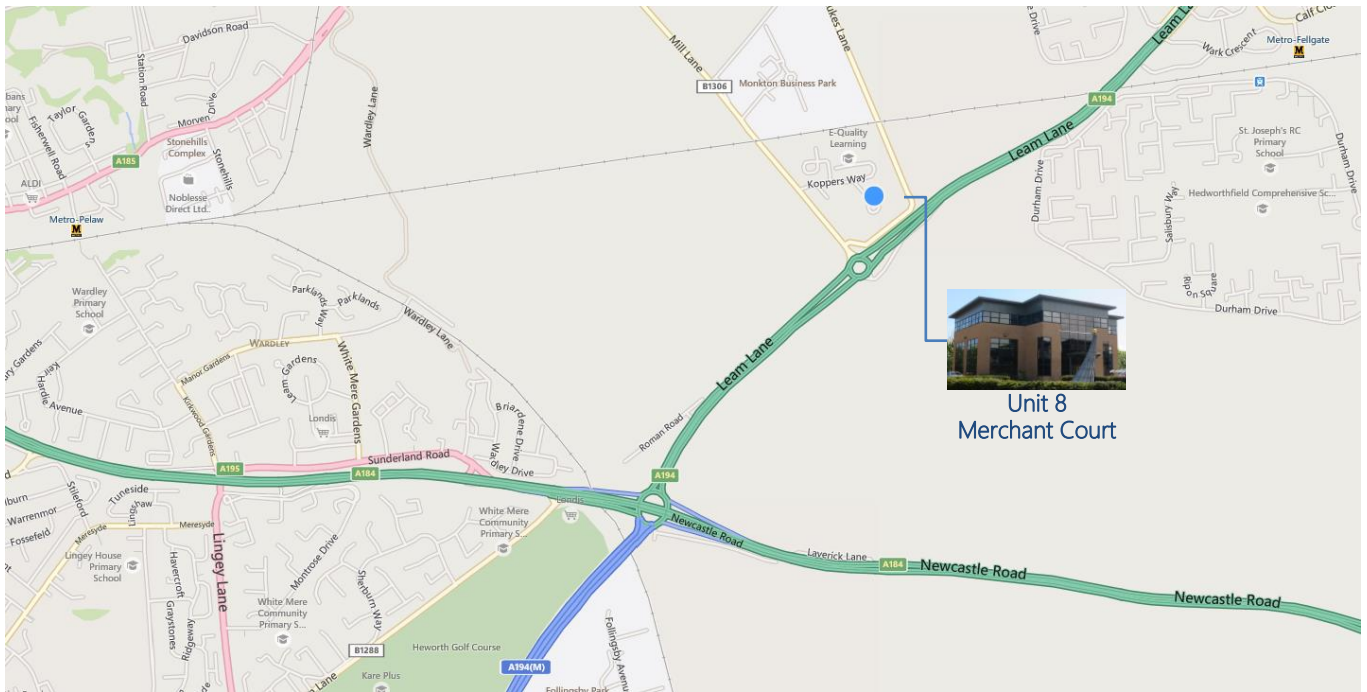


- High Specification Ground Floor Office Accommodation
- From 139 sq m (1,500 sq ft) to 303.79 sq m (3,270 sq ft)
- Specification includes: Passenger Lift, Full Access Raised Floors, Air Conditioning
- 13 Car Parking spaces
- Upper floors let to Chase de Vere and Seatgeek Sport
- Incentives available

GAVINBLACK
— & PARTNERS —

0191 230 2777


Naylors
0191 232 7030
www.naylors.co.uk



Location

Monkton Business Park is located midway between the A19 and the A1(M) Leam Lane.

The A194 dual carriageway offers direct access to the Newcastle City Centre approximately 10minutes drive to the North West and the A19, 5 minutes to the east.

There are excellent public transport links via Fellgate Metro Station and local bus services.



Accommodation

The available offices have the following approximate net lettable floor areas:

	SQ M	SQ FT
Ground Floor	303.79	3,270
First Floor	LET TO SEATGEEK SPORT	
Second Floor	LET TO CHASE DE VERE	
Total	619.6	6,670

The ground can be subdivided from 1,500 sq ft.

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Rent

The quoting rent is £9.00 per sq ft per annum exclusive.

Rates

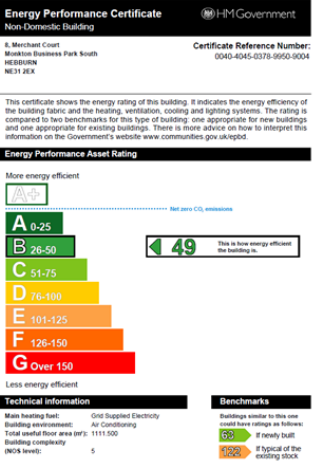
According to the VOA website the ground and first floor areas have a single rateable value of £51,000, equating to £3.66psf payable. Floors will require reassessment now that the first floor is let.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT.



Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars.