

## offices in NE31

Station Road, Hebburn  
Tyne and Wear, NE31 1LA

**£5,200** Per Annum

- ✓ First floor office accommodation
- ✓ NIA 70.49sqm (759sqft)
- ✓ Great town centre location
- ✓ FRI lease terms
- ✓ On-street parking
- ✓ Independent access

COMMERCIAL



## Summary

- Property Type: Offices - Parking: Allocated Price: £5,200

## Description

Available to let is 759sqft of first floor office accommodation, situated within a two storey mid-terrace property. The premises is ideally located along the popular Station Road, Hebburn town centre. The property benefits from its own access from street level and on-street parking.

## Location

The subject property is located on Station Road, Hebburn, Tyne and Wear. Hebburn is situated approximately 6 miles east of Gateshead, and 5 miles west of South Shields. The premises occupies a prominent position along Station Road, which benefits from a reasonable level of services and facilities together with good levels of footfall and passing trade, along with convenient links to the A19.

## Accommodation

### FIRST FLOOR

Office space: 42.60sqm

Space two: 6.32sqm

Space three: 15.84sqm

Space four: 5.73sqm

NIA 70.49sqm (759sqft)

## Lease Terms

The property is available by way of FRI lease terms with one month's deposit and three months payable in advance. The landlord's solicitors fees are to be covered by the tenant.

## Rateable Value

The adopted rateable value is £1,675 as of 1st April 2017.  
Sourced from VOA.

## EPC

We currently await a copy of the Energy Performance Certificate.

## VAT

We are advised that VAT is not applicable on this transaction.

## Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



## Station Road, Hebburn, Tyne and Wear, NE31 1LA

Contact your local branch today for more information on this property:

**2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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