

**PRELIMINARY DETAILS
OFFICE PREMISES
TO LET**

GAVINBLACK
— & PARTNERS —



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

3,270 – 10,070 SQ FT

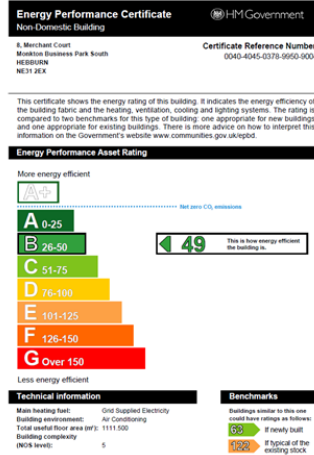
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UNIT 8 MERCHANT COURT, MONKTON SOUTH BUSINESS PARK, SOUTH TYNESIDE, NE31 2EX



LOCATION

Monkton South Business Park is located midway between the A19 and the A1(M) on the A194 Leam Lane.

The A194 dual carriageway offers direct access to Newcastle city centre approximately 10 minutes 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 building offers high specification offices on the ground, first and second floors with a shared reception facility on the ground floor.

The available offices can be offered from 3,270 sq ft (303.79 sq m) with the following approximate net lettable floor areas:

	M2	Sq Ft
Second Floor	315.87	3,400
First Floor	315.87	3,400
Ground Floor	303.79	3,270
Total	935.53	10,070

SPECIFICATION

- Suspended Ceilings
- Full Access Raised Floors
- Recessed lighting
- Air conditioning
- High quality finishes
- CCTV

- 40 Car Parking spaces
- 'B' Energy Performance Rating

LEASE

A new lease is available for a flexible term by arrangement.

RENT

The quoting rent is £9.50 in rent per sq ft per annum exclusive of VAT, rates and service charge.

RATES

The premises will need to be reassessed for rating purposes. According to the Valuation Office website the building has a rateable value of £97,000.

SERVICE CHARGE

Upon application.

LEGAL COSTS

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with the Sole Agent.

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.