

UNBEATABLE TERMS
FLEXIBLE LEASES
TENANT INCENTIVES
FREE SPACE PLANNING SERVICE

Merchant Court

Monkton South Business Park South Tyneside

FOR SALE OR TO LET Brand New Offices
1,035 to 25,500 sq ft 96 to 2,370 sq m





For high quality office accommodation make this
your first port of call...

Welcome to Merchant Court

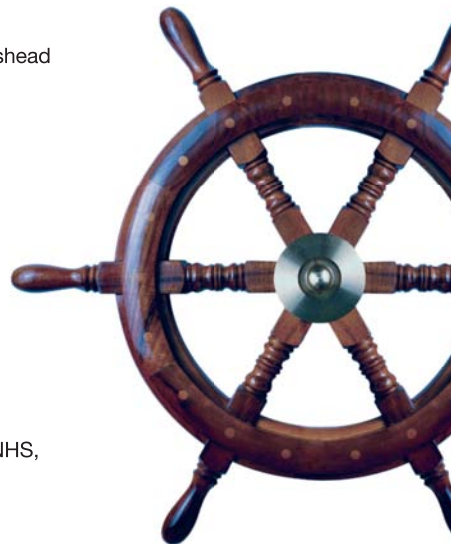
Merchant Court is located on Monkton South Business Park, which is rapidly developing into the key business location in South Tyneside. Siemens have opened an office facility of 32,500 sq ft, while NG Bailey, Royal British Legion & Kier Northern have all acquired regional office accommodation on the Park.

Monkton is located midway between the A19 and A1(M) with excellent access to Gateshead to the west, the Tyne Tunnel and Newcastle to the North and Sunderland to the east.

Gladman Developments

Gladman Developments have an excellent track record in the commercial sector and have created over 60 of their business and industrial park concepts across the country. Many blue-chip companies and government agencies have occupied Gladman offices, attracted by their flexibility, quality and cost-effectiveness.

Major Gladman business park occupiers include National Grid, Balfour Beatty Group, NHS, HSBC Bank plc, Royal British Legion, BAE and various local and county councils.



Let's show you the ropes...

The award-winning scheme* provides a range of high specification office buildings from 1,035 sq ft to 25,500 sq ft (96 to 2,730 sq m).

The offices have been designed to meet the needs of the modern occupier and are available either to lease or purchase.

All the buildings are arranged in Gladman's acclaimed courtyard design, providing a practical and attractive working environment with the benefit of designated on-site car parking.

Tenant incentives are available and we are also able to offer a free space planning service to assist in the decision making process.



* South Tyneside Good Design Award

G1K

Units 3, 10 & 11

FLOOR	SQ FT	SQ M
First	1,171	108.79
Ground	1,035	96.15



Ground Floor

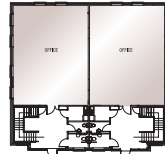


First Floor

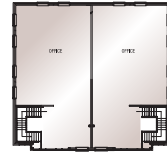
G2K

Units 3, 10 & 11

FLOOR	SQ FT	SQ M
First	1,215	112.88
Ground	1,035	96.15
TOTAL	2,250	209.03



Ground Floor

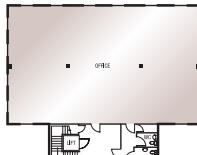


First Floor

G5K

Units 6 & 9

FLOOR	SQ FT	SQ M
First	2,695	250.37
Ground	2,555	237.37
TOTAL	5,250	487.74



Ground Floor

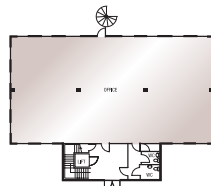


First Floor

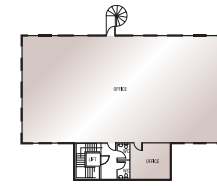
G6K

Unit 1

FLOOR	SQ FT	SQ M
First	3,119	289.76
Ground	2,981	276.95
TOTAL	6,100	566.71



Ground Floor

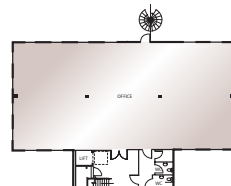


First Floor

G10K

Unit 8

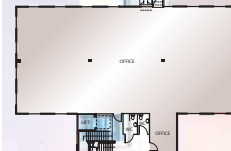
FLOOR	SQ FT	SQ M
Second	3,400	315.87
First	3,400	315.87
Ground	3,270	303.79
TOTAL	10,070	935.53



Ground Floor



First Floor



Second Floor

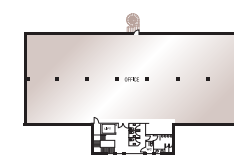
G25K

Unit 12

FLOOR	SQ FT	SQ M
Second	8,660	804.54
First	8,410	781.32
Ground	8,430	783.17
TOTAL	25,500	2,369.03



Ground Floor



First Floor



Second Floor



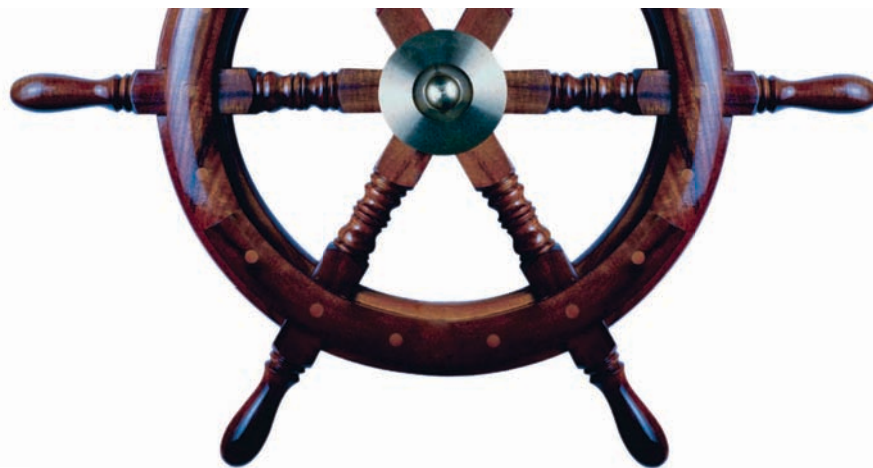
Specification

- Suspended ceiling
- Recessed lighting
- Air conditioning
- Full access raised floor
- Predicted energy rating - B
- High quality finishes
- Open plan floor plates
- CCTV
- Teapoints to G1K/G2K units

As the crow flies...

Fellgate Metro Station	1 mile
A19	2 miles
Newcastle City Centre	5 miles
A1(M)	6 miles
Gateshead MetroCentre	8 miles
Sunderland City Centre	9 miles
Newcastle Airport	12 miles

Fellgate Metro station provides access to the Tyne & Wear Metro system, linking Newcastle and Sunderland City Centres. Regular bus services, from Leam Lane (A194) and the northern end of Mill Lane, link Monkton to South Shields and Gateshead.



Merchant Court



Easy to navigate...

Merchant Court occupies a high profile location within Monkton South Business Park at the junction of Mill Lane and Leam Lane (the A194). 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.

Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in any transaction.



VAT

All figures are quoted exclusive of, but will be liable for, VAT.

Further information

For further information, or to arrange a viewing, please contact Gladman Developments or their appointed agents.

A Development by



Set your course to the ideal location...



www.gladman.co.uk/merchant

All Enquiries



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