

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



To Let

Office Suites

Cookson House
Riverside Drive
South Shields
NE33 1XB

- Modern Office Suites
- Range of Sizes from 600ft² – 900ft²
- Flexible Terms Easy In/Out
- Rents inclusive of Service Charge and Buildings Insurance
- Allocated Car Parking
- Close to Town Centre and Public Transport

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Cookson House is located to the north edge of South Shields Town Centre and provides easy access on foot to the Town Centre. South Shields Metro Station is situated a few hundred meters from the development.

Description

The development comprises 20 individually accessed ground and first floor office suites which are set around an internal courtyard area that is used for parking.

Accommodation

The property briefly comprises as follows:-

Unit	Accommodation	ft ²	m ²	EPC Rating	Asking Rent
8	First Floor	689	64.01	Rating D	£6,700 pa
14	Ground Floor	927	86.12	TBC	£8,950 pa
15	First Floor	869	80.73	TBC	£8,400 pa

Tenure

The suites are available by way of 3 year standard agreements which include flexibility for the occupiers to terminate their agreements upon 3 months prior notice.

Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: www.leasingbusinesspremises.co.uk

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- ✉ mjw@lofthouseandpartners.co.uk
- ✉ alexa@lofthouseandpartners.co.uk
- ☎ **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

The Valuation Office has confirmed the Rateable Value(s) as follows:

Unit Number	Rateable Value
Unit 8	£7,200
Unit 14	£9,200
Unit 15	£9,000

The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p. If necessary a written request should be made to the Local Authority for confirmation.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3427

Amended

March 2018

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