

Sunderland: 0191 5658844  
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# To Let

## Office Suites

Cookson House  
River Drive  
South Shields  
NE33 1TL

- Modern Office Suites
- 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 <sup>2</sup>	m <sup>2</sup>	EPC Rating	Asking Rent
2	Ground Floor Inc 2 car spaces	438	40.69	Rating D	£5,700 pa
3	First Floor Inc 4 car spaces	915	85.00	Rating D	£8,800 pa
11	First Floor Inc 2 car spaces	705	65.50	Awaiting info	£6,775 pa
12	First Floor Inc 3 car spaces	963	89.00	Awaiting Info	£9,250 pa
16	First Floor Inc 4 car spaces	915	85.00	Rating D	£8,800 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.

### 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](mailto:mjw@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Values are:-

Unit Number	Rateable Value
Unit 2	£4,250
Unit 3	£9,200
Unit 11	£6,800
Unit 12	£8,600
Unit 16	£9,000

The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

**Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification**

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### 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