

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



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 metres 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
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
- 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