



To Let

Office Premises

Unit 2 Merchant Court
Monkton Business Park South
Hebburn
South Tyneside
NE31 2EX

- High quality offices 2310 ft² (214.60 m²)
- Business Park location
- Excellent transport links
- Raised access floors
- Air conditioned
- Passenger lift
- 8 parking spaces

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

Location

Monkton Business Park is located within South Tyneside between Sunderland and Newcastle providing excellent access to the A19 and the A1(M) via the adjacent A194. Occupiers of note include KIER, Castle Building Services, ITC Services, Zenith People, Engie, Keepmoat and Preferred Management and Gas together with a number of local and regional companies.

Description

The building is arranged over 2 floors with attractive glazed double story entrance, the offices being carpeted and well fitted throughout having raised access floors, air conditioning/comfort cooling and kitchen and WC facilities and therefore being ready for immediate occupation. **The property also benefits from a passenger lift located within the entrance reception.**

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices and Kitchen	1028	95.50
WC's		
First Floor		
Office	1282	119.10
TOTAL	2310	214.60
Externally		
8 car parking spaces		

Tenure

A new Lease is available at a commencing annual rental of **£25,000** for a term of years to be agreed on an effective FRI basis with service charge provisions. **Service charge details available on request.**

Costs

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

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@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 Value is **£20,250**. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

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

C3892

EPC

Awaiting information

Joint Agent

Naylors Gavin Black



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