

Sunderland: 0191 5658844  
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## To Let

### Office Premises

Cookson House

River Drive

South Shields

NE33 1TL

- Modern Office Suites
- Flexible Terms Easy In/Out
- Rent 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

Current availability is set out below:-

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	£6,500 pa + VAT
7	First Floor Inc 2 car parking spaces	678	62.98	Rating D	£7,750 pa + VAT
12	First Floor inc 3 car parking spaces	950	88	Rating D	£9,775 pa + VAT

### Tenure

The suites are available on Easy in/Easy out standard tenancy agreements for a term of 3 years which include flexibility for the occupiers to terminate their agreements upon 3 months prior notice.

### Costs

The tenant will be responsible for covering the cost of preparation and administration of the tenancy agreement in the sum of £350 + VAT

### 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

The rent is subject to VAT.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Values are as follows:-

Unit Number	Rateable Value
Unit 2	£3,900
Unit 7	£5,700
Unit 12	£7,200

The Uniform Business Rate for the Rates Year 2023/2024 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

C4140