

Sunderland: 0191 5658844
www.lofthouseandpartners.co.uk



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 ²	m ²	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
13	Ground Floor inc 3 car parking spaces	900	83.5	Rating C	£10,000 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

- 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
Unit 13	£7,700

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