



# To Let

## Office Premises

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

- High Quality offices **2308 ft2 (214 m2)**
- Business Park location
- Excellent transport links
- Raised access floors
- Air conditioned
- Platform 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 Castle Building Services, Keepmoat, Equans, Kier, Sora and Zenith People 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 and kitchen and WC facilities and therefore being ready for immediate occupation. **The property also benefits from a platform lift located within the entrance reception.**

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Offices and Kitchen	1028	95.50
WC's		
<b>First Floor</b>		
Office	1280	118.91
<b>TOTAL</b>	<b>2308</b>	<b>214.41</b>
<b>Externally</b>		
8 car parking spaces		

### Tenure

A new Lease is available at a commencing annual rental of **£25,000 plus VAT** for a term of years to be agreed on an FRI basis with estate service charge provisions

### 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](mailto:mario@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 current Rateable Value is **£20,750**. 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.

### 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

C4189

### EPC

Energy Rating 83/D

### The Property

