

TO LET

5 Mercury Court, Orion Way, Orion
Business Park, North Shields, NE29 7SN



High Specification Mixed Use Office and Industrial Premises

3,100 Sq Ft (288 Sq M)

- Rarely available detached mixed office and industrial unit
- Excellent location adjacent to the A19
- Ideal for service industry businesses

For further information please contact:

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: 0191 211 1564

Keith Stewart
E: keith@naylorsgavinblack.co.uk
DD: 07796302147

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

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Location

The Mercury at Orion Business Park is a first class location within North Tyneside being just off the A19 Trunk Road linking to the north with the A1 and south to Teesside and Yorkshire via the Tyne Tunnel. Access to the Newcastle upon Tyne City Centre is easy via the A1058 Coast Road, The "Route 19" bus runs along High Flatworth adjacent to the property which provides a good public transport connection to the Metro, North Shields town centre and other local facilities such as Silverlink Retail Park close by.

Description

The property offers a unique opportunity to acquire accommodation split equally between a production/assembly/storage area on ground floor and first floor offices. The excellent specification includes the following:

GROUND FLOOR PRODUCTION

- Ground floor loading 30Kn per m2
- Strip lighting
- Electrically operated roller shutter door
- Separate male, female and disabled WCs
- Tea point

FIRST FLOOR OFFICE

- Central heating and comfort cooling systems
- Fitted carpet
- Suspended ceiling
- Data and electrical perimeter trunking
- Male and female WCs and kitchenette

Externally there are seven car parking spaces allocated exclusively to the property.

The space is due to benefit from a comprehensive refurbishment prior to a new tenant taking

occupation, including planned energy efficiency upgrades to improve the EPC rating. Planned availability will be Q1 2024.

Services

All mains serviced are connected.

There is an intruder alarm.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Ground Floor	1,550	144
First Floor	1,550	144
Total	3,100	288

Terms

The premises will be let via a new FRI lease for a term of years to be agreed with the tenant responsible for rates, all repairs, the cost of property insurance and the payment of the service charge which covers the management of the parking areas and landscaping at Mercury Court.

Rent

£28,000 Per Annum plus VAT.

Service Charge

The service charge is currently £222.18 per quarter plus VAT.

EPC

The EPC rating is D 86.

Rateable Value

The Rateable Value (April 2023 List) is £20,750.

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Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

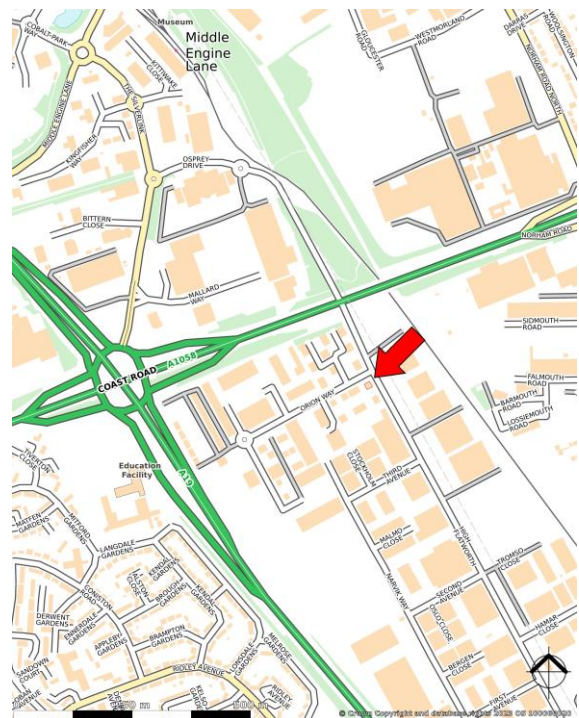
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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