

TO LET

Unit 10 Merchant Court, Monkton Business
Park, Hebburn, Tyne and Wear, NE31 2EX



Office Accommodation

2,304 ft² (214.04 m²)

- High quality office accommodation
- Popular business park location
- Good transport links
- Great natural light throughout
- 8 Car parking spaces
- Partitioned offices/meeting rooms

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Description

Attractive two-storey modern office building with glazed entrance. The offices are fitted out with partitioned offices, meeting rooms with air conditioning, raised floors and kitchen/WC facilities ready for immediate occupation.

Location

Monkton Business Park is located midway between the A19 and the A1(M0 on the A194 Leam Lane. The A194 dual carriageway offers direct access to Newcastle City Centre approximately 10 minutes' drive to the north west and the A19, 5 minutes to the east. There are excellent public transport links via Fellgate Metro Station and local bus services.

Accommodation

An attractive, modern self-contained office building with the following approximate net lettable floor areas:

	M ²	Ft ²
First Floor		
Office	117.87	1,269
Ground Floor		
Offices and kitchen	96.17	1,035
WC's		
Total	214.04	2,304

The property has 8 allocated car parking spaces.

Terms

The property is available to let at a quoting rent of £27,500 per annum exclusive of rates, service charge and utilities.

Service Charge

There is an estate charge with further details on application. Additionally, the tenant will be responsible for the cost of the building insurance premium.

EPC

The property has an EPC rating of B30.

Rateable Value

According to the VOA the property has a rateable value of £19,250 (2023 list).

Legal Costs

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

Code of Practice

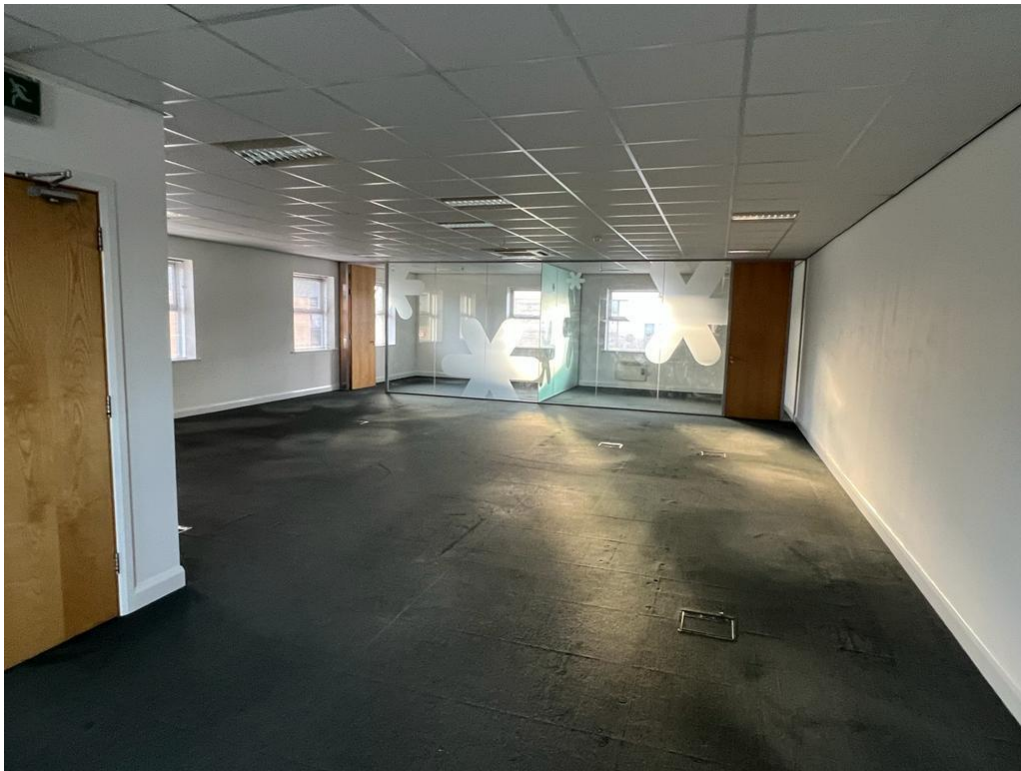
The landlord accepts the principals of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

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

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