



Hybrid Office and Industrial Premises

3,711 Sq Ft (344.75 Sq M)

- Available with vacant possession
- Excellent location at intersection A19 and A1058
- Ideal for service industry businesses
- Offered in excellent condition

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Subject to Contract

FOR SALE / MAY LET

Unit 2, Mercury Court, Orion Business Park,
Tyne Tunnel Trading Estate, North Tyneside,
Newcastle, NE29 7SN

Location

The Mercury at Orion Business Park is a first class location within North Tyneside being just off the A19 trunk road linking the north with the A1 and south to Teesside and Yorkshire via the Tyne Tunnel.

Access to Newcastle City Centre is easy via the A1058 Coast Road. The Route 19 Stephenson Transport Link which runs adjacent to these properties provides a good public transport connection to the Metro, North Shields town centre and other local facilities such as Silverlink Retail Park close by to the north.

Description

Whilst originally designed as ground floor production and first floor office, the unit has lately been used as a kitchen and bathroom showroom. 7 parking spaces are available externally. The excellent specification includes the following:

Ground Floor Production

Ground floor loading 30Kn per m
Strip lighting
Electrically operated roller shutter door
Separate male and female and disabled WC's

First Floor Office

Central heating and comfort cooling systems
Fitted carpet
Suspended ceiling
Data and electrical perimeter trunking
Male and female WC's
Comprehensive electrical and data network

Services

All mains services are connected to the property. An intruder alarm system is also installed.

Accommodation

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

Unit	Sq Ft	Sq M
Unit 2	345	3,711

Tenure

The unit is held by way of a 999 year long leasehold interest from 6 July 2005 at a ground rent of £200 per annum, fixed throughout the term.

Price

Quoting £370,000 exclusive for our client's long leasehold interest.

Rent

Alternatively, our client may consider a new long-term letting on full repairing and insuring terms. Quoting £33,400 per annum exclusive.

Service Charge

A service charge is currently in place to cover costs of maintaining the estate. Current charge for 2024 / 2025 is £1254.63 per annum.

EPC

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Rateable Value

The current Rateable Value (April 2023 list):
£25,000.

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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

TO LET / FOR SALE

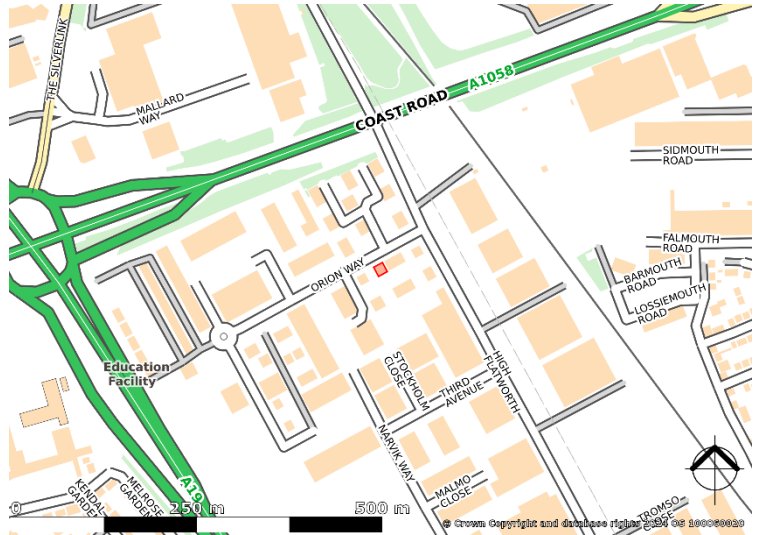
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Anti-Money Laundering

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 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.



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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