

GRADE A OFFICE PREMISES FOR SALE/TO LET

UNIT 8 MERCHANT COURT, MONKTON SOUTH BUSINESS PARK, SOUTH TYNESIDE, NE31 2EX

**SECOND FLOOR
LET TO
CHASE DE VERE**

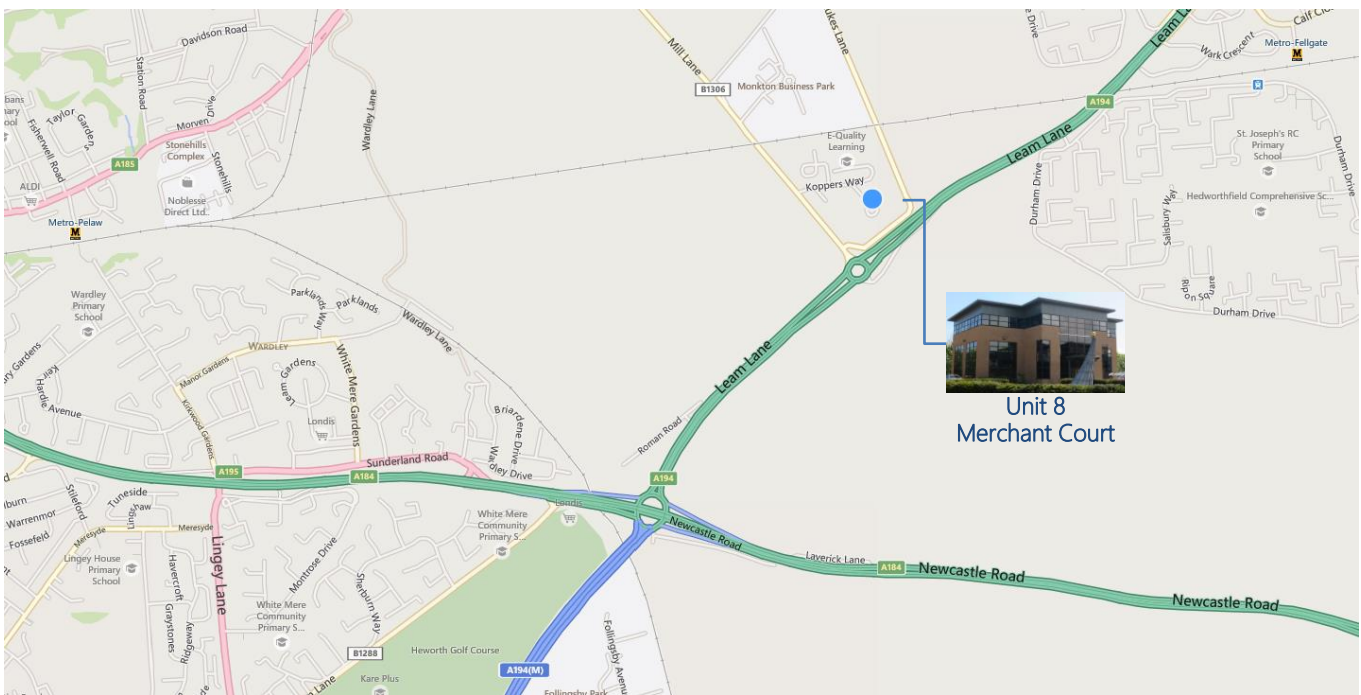


- High Specification Offices on the Ground and First Floors
- From 139 sq m (1,500 sq ft) to 619.6 sq m (6,670 sq ft)
- Specification includes: Passenger Lift, Full Access Raised Floors, Air Conditioning
- 26 Car Parking spaces
- Incentives available

GAVINBLACK
— & PARTNERS —

0191 230 2777


Naylors
0191 232 7030
www.naylors.co.uk



Unit 8
Merchant Court

Location

Monkton Business Park is located midway between the A19 and the A1(M) Leam Lane.

The A194 dual carriageway offers direct access to the Newcastle City Centre approximately 10minutes 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.



Rent

The quoting rent is £9.00 per sq ft per annum exclusive.

Rates

According to the VOA website the ground and first floor areas have a single rateable value of £51,000, equating to £3.66psf payable.

Legal Costs

Both parties are to bear responsibility for their own costs in this transaction.

VAT

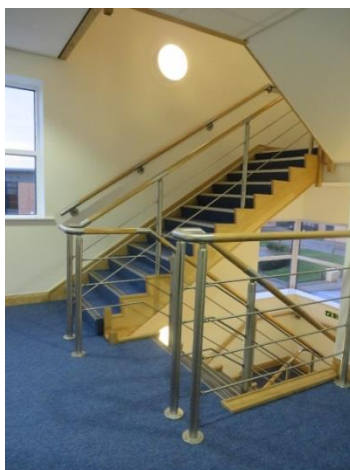
All figures quoted are exclusive of VAT.

Accommodation

The available offices have the following approximate net lettable floor areas:

	SQ M	SQ FT
Ground Floor	303.79	3,270
First Floor	315.87	3,400
Second Floor	LET TO CHASE DE VERE	
Total	619.6	6,670

The ground and first floors can be subdivided from 1,500 sq ft.



Energy Performance Certificate HM Government

Non-Domestic Building

Unit 8, Merchant Court
Monkton Business Park South
HEBBURN
NE17 2EX

Certificate Reference Number:
0043-4545-0378-9950-9004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website: www.communities.gov.uk/epc.

Energy Performance Asset Rating

More energy efficient

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

49 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: All Conditioning
Total useful floor area (m²): 1111.500
Building complexity
NCR level: 5

Benchmarks

Buildings similar to this one could have ratings as follows:
SB If newly built
22C If typical of the existing stock

For Further Information Contact:

Chris Pearson
T: 0191 230 2777
M: 07834 328 678
E: chris@gavinblack.co.uk

Jessica Simpson
T: 0191 232 7030
M: 07702 528 881
E: jessicasimpson@naylor.co.uk

Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars.