



**BRAND NEW OFFICES**

**QUOTING RENT REDUCED TO ONLY £4.95 PSF**



**UNIT 10  
MERCHANT COURT  
MONKTON SOUTH BUSINESS PARK  
SOUTH TYNESIDE  
NE31 2EX**

**1,000 – 2,300 SQ FT**

***FROM £95 PER WEEK***

**LOCATION**

Unit 10 is prominently located in the award winning Merchant Court development at Monkton South Business Park. This is at the junction of Mill Lane and Leam Lane (the A194). There are excellent public transport links via Fellgate Metro Station and local bus services.

**ACCOMMODATION**

The building is self-contained and offers high specification offices on the ground and first floors.

The available offices can be offered from 1,035 sq ft with the following approximate net lettable floor areas:

	M <sup>2</sup>	Sq Ft
First Floor	115.94	1,248
Ground Floor	96.06	1,034
<b>TOTAL</b>	<b>212.00</b>	<b>2,282</b>

**SPECIFICATION**

- Comfort Cooling/Heating Units
- Suspended Ceilings
- Full Access Raised Floors
- Passenger Lift
- Kitchen Facilities
- Male/Female w.c. and Shower Facilities
- DDA Compliant
- 8 Car Parking spaces

**QUOTING TERMS**

The buildings are available on a flexible new lease for a term by arrangement.

**The quoting rent has been reduced to only £4.95 psf.**

**RATES**

According to the Valuation Office Agency website the property has a rateable value of £27,000.

## VAT

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

## VIEWING

Strictly by appointment through the sole agents:-

Gavin Black & Partners  
184 Portland Road  
Jesmond  
Newcastle upon Tyne  
NE2 1DJ  
Tel:- 0191 230 2777  
Fax:- 0191 232 7374

Mr Chris Pearson  
Mobile:-0783 432 8678  
Email:-chris@gavinblack.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.