



REDUCED QUOTING TERMS

**UNIT 7
MERCHANT COURT
MONKTON SOUTH BUSINESS PARK
SOUTH TYNESIDE
NE31 2EX**



1,000 – 3,330 SQ FT

***Only £4.95 psf ***

LOCATION

Unit 7 is prominently located at the head of the award winning Merchant Court development at Monkton South Business Park. This is at the junction of Mill Lane and Leam Lane (the A194).

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

The building offers high specification offices on the ground and first floors with a shared reception facility on the ground floor.

The available offices can be offered from 1,000 sq ft with the following approximate net lettable floor areas:

	M ²	Sq Ft
First Floor	309.33	3,330
Ground Floor	114.69	1,235

SPECIFICATION

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

LEASE

A new lease is available for a flexible term by arrangement.

RENT

The quoting rent is only **£4.95** in rent per sq ft per annum exclusive of VAT, rates and service charge.

RATES

The premises will need to be reassessed for rating purposes. Based on the current Rateable Value rates payable will be approximately £4.50 psf.

SERVICE CHARGE

Upon application.

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. Please contact:-

Mr Chris Pearson
Gavin Black & Partners
184 Portland Road, Jesmond
Newcastle upon Tyne, NE2 1DJ
Tel:- 0191 230 2777
Fax:- 0191 232 7374
Mobile:-0783 432 8678
Email:-chris@gavinblack.co.uk



Disclaimer:

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