

## TO LET

12 Hedley Court, Orion Business Park,  
North Shields, Tyne And Wear, NE29 7ST



### Self-contained office suite

2,696 Sq Ft (250.46 Sq M)

- Attractive first floor premises
- Established office location near Silverlink Retail Park
- Fully fitted
- New carpeting
- 6 car parking spaces

For further information please contact:

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### Location

Hedley Court is located on Orion Business Park which is ideally situated just off the A1058 Coast Road, providing easy access to the city centre.

The Business Park is also easily accessible via the Tyne Tunnel which is only one mile away.

There is also the Silverlink Retail Park within easy walking distance of Hedley Court and excellent public transport links with the Route 19 bus link running directly past the development.

### Description

The property is a modern two-storey detached building which is approximately 15 years old.

The premises have recently been redecorated and new carpeting is being provided. There are also kitchen facilities on this floor.

The property has the benefit of 6 car parking spaces.

### Accommodation

The property has the following approximate floor areas:

	Sq Ft	Sq M
First Floor	2,696	250.46
<b>Total</b>	<b>2,696</b>	<b>250.46</b>

### Terms

The property is available on a new lease for a term by arrangement.

### Rent

£22,500 Per Annum exclusive of VAT, rates and service charge i.e. £8.35psf payable.

### Service Charge

The current estates maintenance charge is £1,000.

### Building Insurance

The tenant will be responsible for 50% of the building insurance premium which will be approximately £600.

### EPC

C66.

### Rateable Value

The tenant will be responsible for 50% of the cost of rates payable for the demise which would be currently approximately £9,231 per annum.

### 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.

### 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.

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