



# AMPLE PARKING



**Kings Court, Earl Grey Way, North Shields, NE29 6AR**

Kings Court comprise of offices providing modern open plan accommodation to ground, first and second floor level.

Tenure	To Let
Available Size	35,833 sq ft / 3,328.99 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Key Points

- > Ample parking
- > Prominent location

## Description

The ground floor comprises open plan accommodation with air conditioning, a suspended ceiling incorporating Cat II recess lighting and fully accessible raised access flooring. There is male, female and disabled WC facilities located on the ground floor. Externally 31 allocated car parking spaces. There is potential to change the use of the ground floor self contained suite to an alternative use, subject to planning.

The first floor comprises an open plan floor plate with the option of further sub divisions. The accommodation comprises four pipe fan coil comfort cooling system, suspended ceiling with strip lighting and fully accessible raised access flooring. There is male, female and disabled WC facilities located on the first floor. Externally the car park provision for this floor is 1:234 sq ft. Both floor plates benefit from a manned reception, 24 hour access and on site bike storage.

## Location

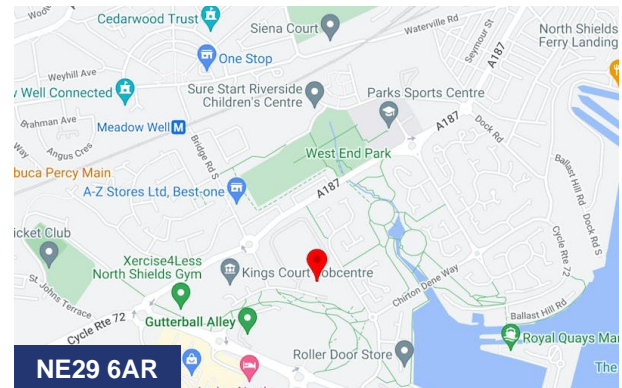
Kings Court is prominently located overlooking the roundabout junction of the A187 and Earl Grey Way. Nearby Royal Quays is a well established business park with excellent retail and leisure amenities. There is convenient access to two local Metro stations and a regular bus service serving North Tyneside and Newcastle city centre which is approximately 9 miles to the west.

North Shields is a busy and popular north east town that acts as both a residential and commercial centre. The town is positioned between Wallsend and Tynemouth making it popular with commuters. The A1058 Coast Road provides direct access into North Shields via Newcastle city centre. The road is currently undergoing major restructuring works particularly where it links in to the A19 Tyne Tunnel Road where a major new junction improvement has just been completed.

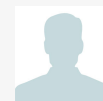
## Accommodation

The accommodation comprises of the following

Name	sq ft	Rent
1st - First Floor	35,833	£26,725 /month



## Viewing & Further Information



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