

Office To Let

Collingwood House, Port of Tyne, South Shields, NE33 5SP



2,040 sq. ft. - Self Contained Office Accommodation

- Located on Port of Tyne
- On-site Car Parking Available
- Kitchenette Facilities
- Modern Fit-out
- Excellent Transport Links
- Male, Female & Disabled WC's

SITUATION

The property is located within Port of Tyne's secure Tyne Dock Estate, which is 3km south west of South Shields town centre.

South Shields is situated at the mouth of the River Tyne, 20km east of Newcastle and 15km north of Sunderland. It is well served by public transport, including the Tyne & Wear Metro and regular bus services.

The Tyne Dock Estate is a 4-minute drive from the A19.

DESCRIPTION

Collingwood House comprises a single-storey, self-contained office building accessed via a dedicated ground floor entrance from the car park.

The office is predominantly open plan with two partitioned meeting rooms, a kitchen facility and a server room. The office benefits from:

- Air Conditioning
- Gas Central Heating
- Suspended Ceiling with CAT II lighting
- Glazed Partitioned Meeting Room and a Private Office
- Male, Female and Disabled WC's
- Perimeter Trunking
- Kitchenette Facilities
- A Server Room
- On Site Café

ACCOMMODATION

Net internal areas:

Floor	Sq M	Sq Ft
Total	189.56	2,040

TENURE

The property is available by way of a new internal repairing and insuring lease.

RENT

£13.50 per square foot, per annum exclusive of VAT.

SERVICE CHARGE

The current service charge is £0.85 per sq. ft. plus VAT.

BUSINESS RATES

Business rates are estimated to be approximately £4.46 per sq. ft. Interested parties must make their own enquiries with the local authority regarding business rates.

EPC

Available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

VIEWING

Please contact the agents to arrange a viewing, or for further information regarding the property.

For further details please contact:



PATRICK MATHESON
0191 594 5015 or 07796 192 356
patrick.matheson@knightfrank.com

NATHAN DOUGLAS
nathan.douglas@knightfrank.com
0191 594 5002 or 07790 931318



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