

# Offices To Let / For Sale

Market Dock, Waverley, South Shields,  
NE33 1LE

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Self contained units from 1,948 – 6,436 sq. ft.

- Popular Business Park Location
- Just a 2-minute walk from South Shields Town Centre
- Dedicated On-Site Car Parking
- Excellent public transport links

## SITUATION

The properties is located on Market Dock, South Shields, 1 mile West of South Shields Town Centre and 0.7 miles from South Shields Metro Station. The area is easily accessible with onsite parking, frequent bus services to and from the area and the South Shields Metro Station providing local and regional accessibility.

Market Dock is situated to the rear of Market Square at the junction of River Drive and Long Row. The surrounding area comprises a mixture of commercial and residential developments and benefits from being within close proximity to the A19 and A1 which provides easy accessibility to Newcastle Upon Tyne and Sunderland.

## DESCRIPTION

Market Dock comprises a courtyard development featuring a number of self-contained office properties. The offices offer a contemporary, open plan working environment over two floors and a kitchen facility.

The specification of the accommodation includes the following:

- Gas Fired Central Heating
- Perimeter Trunking on Ground Floor
- Raised Access Flooring on the First Floor
- Openable Windows
- LED Lighting / CAT II Lighting
- Suspended Ceiling on the Ground Floor
- Exposed Feature Beams on the First Floor

## EPC

Available on request.

## VIEWING

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

For further details please contact:



0191 221 2211

[KnightFrank.co.uk](http://KnightFrank.co.uk)

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## ACCOMMODATION

Net internal areas:

Unit	Sq M	Sq Ft
Unit 1	235.97	2,540
Unit 7	180.97	1,948
Unit 10	180.97	1,948

## TENURE

The units are available to let as a whole, on a new full repairing and insuring lease for a term of years to be agreed, or to be sold on a long leasehold basis.

## PRICING

Unit	Rent Per Sq. ft	Sale Price
Unit 1	£11.00	£235,000
Unit 7	£11.00	£195,000
Unit 10	£11.00	£195,000

## SERVICE CHARGE

A service charge is payable to cover costs of maintaining the external property and car park. Further information is available on request.

## BUSINESS RATES

The rateable value of this unit vary and are available upon application.

## VAT

Value Added Tax (VAT) is payable on the rents, sale prices and service charge.

## LEGAL COSTS

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



Images of Unit 9, Market Dock – the available units will be refurbished to the same specification.



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