



South Tyneside House

Westoe Road | | South Shields | NE334LS

£28,000 Per annum



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Everstone Property Partners are pleased to offer this substantial ground floor commercial unit within South Tyneside House, NE33 4LS.

Extending to approximately 2,338 sq ft, the premises are currently presented in shell condition, creating an exciting opportunity for an incoming tenant to design, configure and fit out the space to suit their own business requirements.

The unit benefits from a highly convenient central location, close to South Shields Town Hall, King Street, Waterloo Square and the wider town centre. The property is also well placed for local transport links, including South Shields Metro Station, nearby bus routes and pedestrian access to the town's established commercial and retail areas.

- Ground floor commercial premises
- Shell condition, ready for tenant fit-out
- Approx. 2,338 sq ft
- Flexible open-plan space

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Council Tax Band **New**
Build
EPC Rating

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