



FOR SALE / TO LET



Detached Two-Storey Office Building

235.97 sq m (2,540 sq ft)

Freehold £225,000
Rent £28,000 pax

UNIT 1 MARKET DOCK
WAVERLEY
SOUTH SHIELDS
TYNE & WEAR
NE33 1LE

- Popular Business Park Location
- Just a 2 Minute Walk from South Shields Town Centre
- Dedicated Car Parking
- Suitable for Occupiers in a Variety of Sectors (i.e. Professional & Financial Services, Public & Health)
- Great SIPP Investment Opportunity
- Excellent Opportunity for Owner Occupiers

LOCATION

Waverley is conveniently located within easy walking distance of South Shields town centre, Metro station and Ferry Landing close 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 schemes.

The development is close to the A19 and A1 with excellent access to the regional road network, Newcastle upon Tyne and Sunderland.

Public transport is excellent. South Shields Metro station is a 5 minute walk away and has frequent bus services operating to and from the local area.

DESCRIPTION

Market Dock, Waverley is a contemporary, high specification development of office buildings, briefly comprising:

- Own front door
- Male/female accessible toilets
- Double glazing
- Gas fired central heating
- Perimeter trunking on ground floor
- Raised access flooring on the first floor
- Exposed feature beams
- LED lighting

ACCOMMODATION

	sq m	sq ft
Unit 1	235.97	2,540
TOTAL	235.97	2,540

TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at a rent of £28,000 pax (£11.02 per sq ft).

Alternatively, we are seeking £225,000 for the benefit of our clients Freehold interest.

BUSINESS RATES

Rateable Value : £19,250

Estimated Rates Payable: £9,605.75 (24/25)

Our estimate is calculated by applying the appropriate Business Rate Multiplier to the RV. Interested parties must confirm the actual rates payable with the Local Authority.

ENERGY PERFORMANCE

EPC Rating B 42.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party to be responsible for their own costs.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

Daryl Carr I t: 0191 731 8660 I e: daryl@grahamshall.com

AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



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