

Industrial Unit To Let

Orion Business Park, Orion Way, North Shields, NE29 7SN

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Industrial units to let
- Unit totalling 759ft²
- Modern and well presented units
- EPC Ratings C60/B49/C68
- May be suitable for a variety of uses STPP
- Within an established location

Rent of £696 per calendar month

LOCATION

Flexspace is located within Orion Business Park in North Shields. Orion Business Park is a popular and established business park with local and national occupiers including We Buy Any Cars, Julies Cake House, Tyne Insulation Supplies, The Frontier Group and TLW Solicitors.

The business park is situated within a popular industrial and business location, next to Vroom Car Retail Park, Tyne Tunnel Trading Estate and adjacent to Silverlink Shopping Park.

Orion Business Park is accessible by road and public transport links with the A19 approximately 1 mile away, the Tyne Tunnel is 1.5 miles away and the A1058 is 2 miles away. Public transport links include local bus routes within 0.2 miles and the nearest Metro Station is Percy Main which is 1.2 miles away.

DESCRIPTION

Flexspace North Shields is a modern business centre providing a range of furnished offices, workshops and studios that are available on flexible terms.

Flexspace provides modern industrial/workshop units which are well presented. Each unit is self contained with water supply and car parking externally. Most of the units have roller shutter door access and 3 phase electricity.

ACCOMMODATION

Unit	Size	Rent (Per month)
Unit 14	759ft ²	£696

EPC RATING

Units 1-14	C60
Units 15-27	B49
Units 29-34	C68

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Unit 14	£5,600	£2,794.40

We are advised that the estimated rateable value of the premises as at 1 April 2017 is as above and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The units are available by way of a new lease with terms to be agreed from 12 months.

There is an additional payment for, water, electricity, insurance, telecoms/IT and site charge with information available on request.

VAT

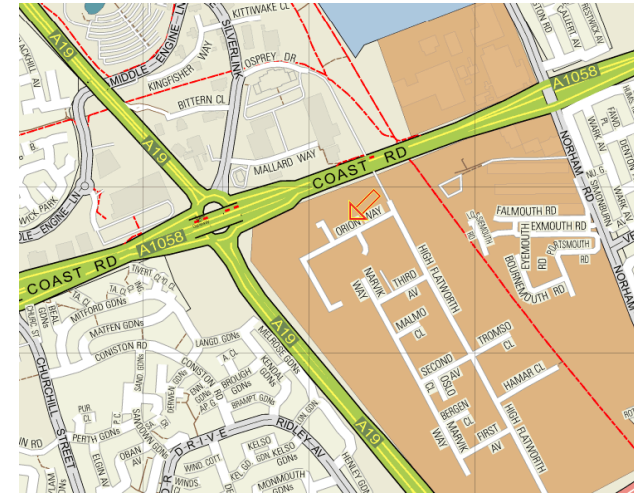
All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

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 above 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.leasebusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located within 0.2 miles



1.2 miles from Percy Main Metro Station



1 mile from A19
1.5 miles from Tyne Tunnel
2 miles from A1058



15 miles from Newcastle International Airport

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

