

To Let



3 Hedley Court

Orion Business Park, North Shields, NE29 7ST

 **naylors**

To Let

Modern Office Accommodation

585 – 1,303 Sq Ft
(54.36 – 121.04 Sq M)

- First Floor Offices
- Newly refurbished building
- Exceptional connectivity to the wider region and beyond
- Car Parking



Location

Hedley Court is situated on Orion Business Park, conveniently located just off the A1058 Coast Road, offering quick access to the city centre.

The business park is also easily reachable via the Tyne Tunnel, which is just one mile away.

Additionally, the Silverlink Retail Park is within walking distance of Hedley Court, and there are excellent public transport connections.

Description

The property is a recently refurbished, three-storey self-contained building offering the following amenities:

- Shower facilities
- Conference/meeting room
- Kitchen facilities
- Breakout area
- Refurbished WC facilities

The ground floor features a small lobby/reception area that leads to the office amenities and a ground floor office space. The first floor includes a large open-plan office space, a small meeting room, and WC facilities. The building features LED lighting, air-conditioning, IT cabling and data provisions throughout.

Accommodation

The property has been measured and has the following areas:

Part First Floor (1):	585 sq ft	(54.36 sq m)
Part First Floor (2):	718 sq ft	(66.68 sq m)

Rent

£12.00 per sq ft.

Service Charge

There will be an estates charge and service charge payable, more information is available upon request.

Building Insurance

Available upon request.

EPC

There is an EPC rating of C(67).

Rateable Value

To be reassessed.

Legal Costs

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

VAT

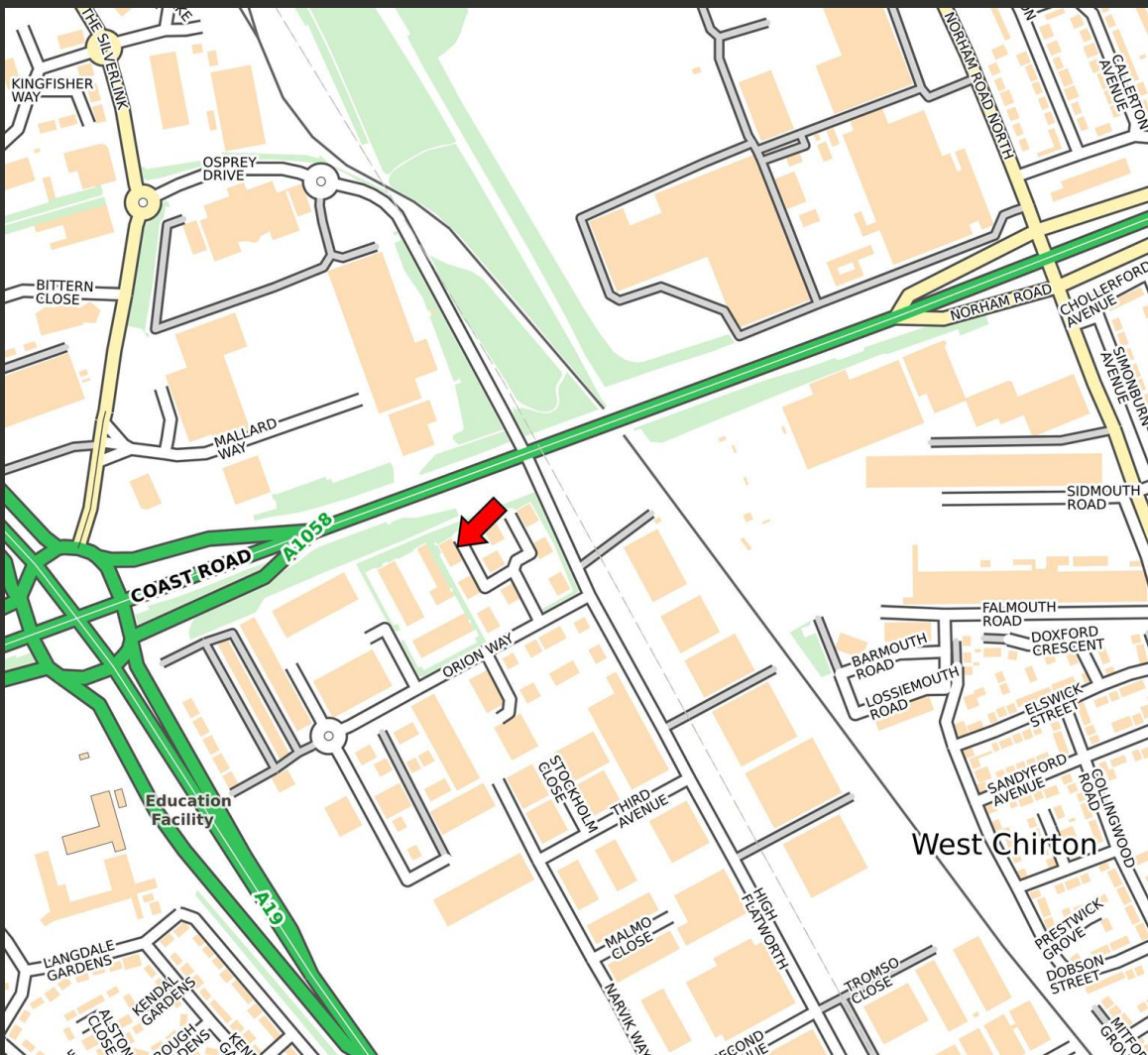
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

Images shown are for illustrative purposes only.





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