



1 Hedley Court

Orion Business Park, North Shields, NE29 7ST

 **naylors**

To Let

First Floor Office Premises

3,115 Sq. Ft (289.37 Sq M)

- First Floor Office
- Potential to decorate to suite
- Strategic Location
- New lease available
- 13 Car Parking Spaces



Location

Hedley Court is prominently located on Orion Business Park, just off the A1058 Coast Road, offering excellent access into Newcastle city centre. The Tyne Tunnel is also approximately one mile away, providing strong regional connectivity.

The property benefits from nearby amenities, with Silverlink Retail Park within easy walking distance, as well as excellent public transport links, including the Route 19 bus service running directly past.

Description

The property comprises a two-storey building, with first-floor office accommodation available to let. The space benefits from kitchen facilities and shared WC provisions located within the common areas.

The current specification includes suspended ceilings, LED lighting, and carpeted flooring throughout, providing a comfortable and functional working environment. The property also offers excellent on-site car parking, with 13 dedicated spaces available.

Accommodation

We estimate that the net internal area for the property is as follows:

First Floor	3,115 sq. ft.	(289.37 m²)
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Terms & Rent

The property is available by way of a new full repairing and insuring (FRI) lease. The quoting rent is £9.00 per sq. ft.

Service Charge

Available upon request.

Building Insurance

There will be a proportion of building insurance payable. More information to be provided on request.

EPC

The property has an EPC rating of B 43.

Rateable Value

The property has a rateable value of £26,500. Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

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

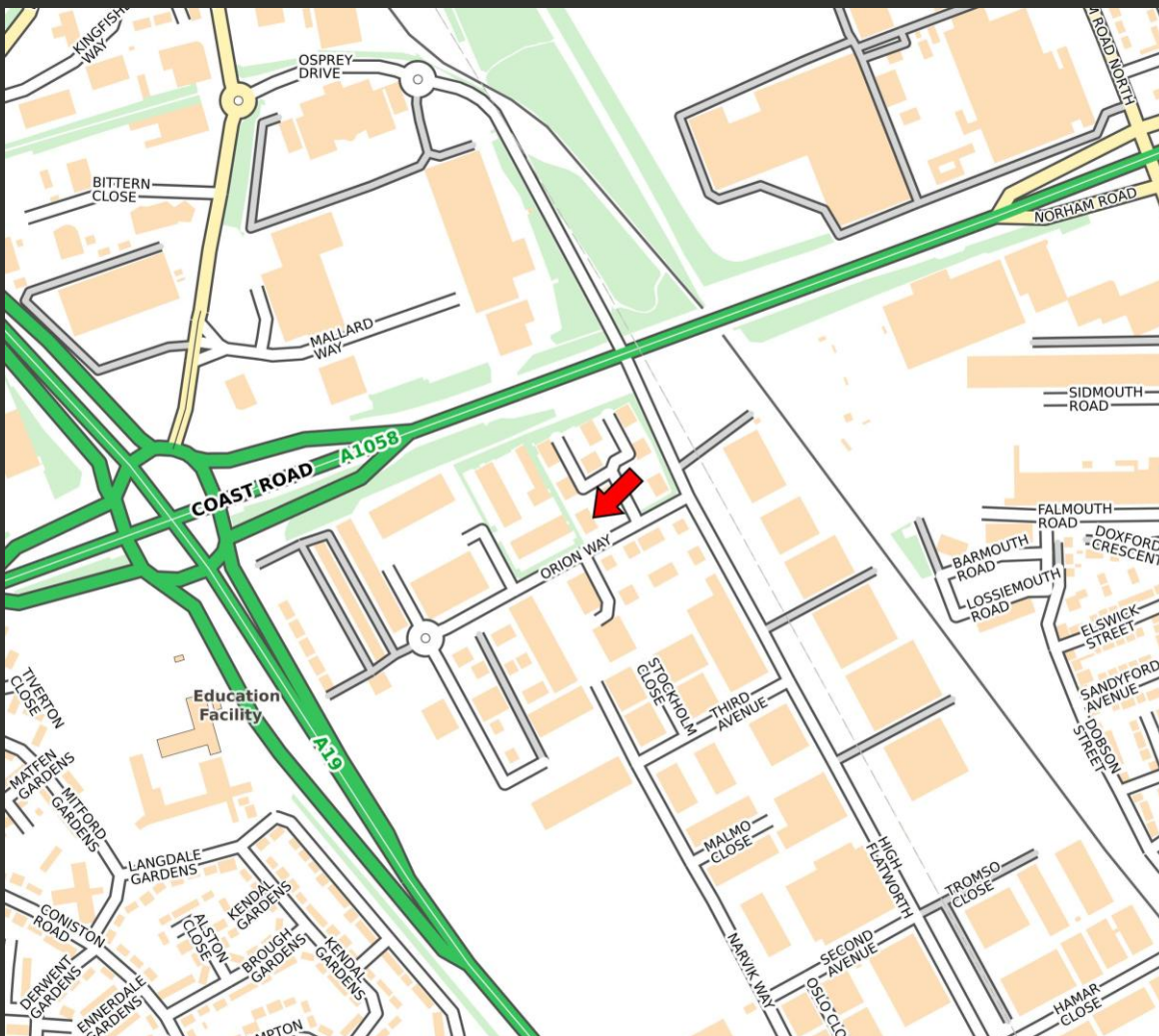
VAT

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).





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