

Preliminary Details TO LET

Unit 10/11, Silverlink Business Park,
North Tyneside, NE28 9NX



High Quality Upgraded Offices

2,857 - 5,799 ft² (265.39 – 538.72 m²)

- Highly prominent position at the entrance to Silverlink Business Park.
- Fully refurbished offices.
- Excellent access and communication links.
- Ample on site parking.
- Virtual Tour: <https://youtu.be/fxrz144adSY>

For further information please contact:

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Location

The property is located within Silverlink Business Park, in North Tyneside and is approximately 6 miles east of Newcastle upon Tyne and approximately 4 miles west of Tynemouth.

Silverlink benefits from excellent access and road links, being adjacent to the A19/Coast Road interchange, which provides direct access to Newcastle City Centre and the wider North East region.

As well as being an established office location, Silverlink is also a recognised out of town retail location providing office occupiers with a good retail offer and local amenities.

Description

The accommodation is set out over two floors, both of which have dedicated ground floor entrances. Both floors have been fitted out to a high standard.

The specification of the accommodation is as follows:-

- Suspended ceilings throughout
- LED lights on PIR motion sensors
- Perimeter trunking
- Power and data installed (Cat 5 cabling)
- Male, female and disabled WC's both floors
- Perimeter gas fired radiators

Accommodation

The property comprises the following net internal areas;

Accommodation	M ²	Ft ²
Ground Floor	273.33	2,942
First Floor	265.39	2,857
Total	538.72	5,799

Lease Terms

Upon application.

EPC

Energy Performance rating C-67.

Legal Costs

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

Business Rates

The property is listed under the 2017 Rating List on the VOA website as having a rateable value of £52,500.

Interested parties should make their own enquiries to the valuation office and satisfy themselves independently in respect of the rates payable for the subject accommodation

VAT

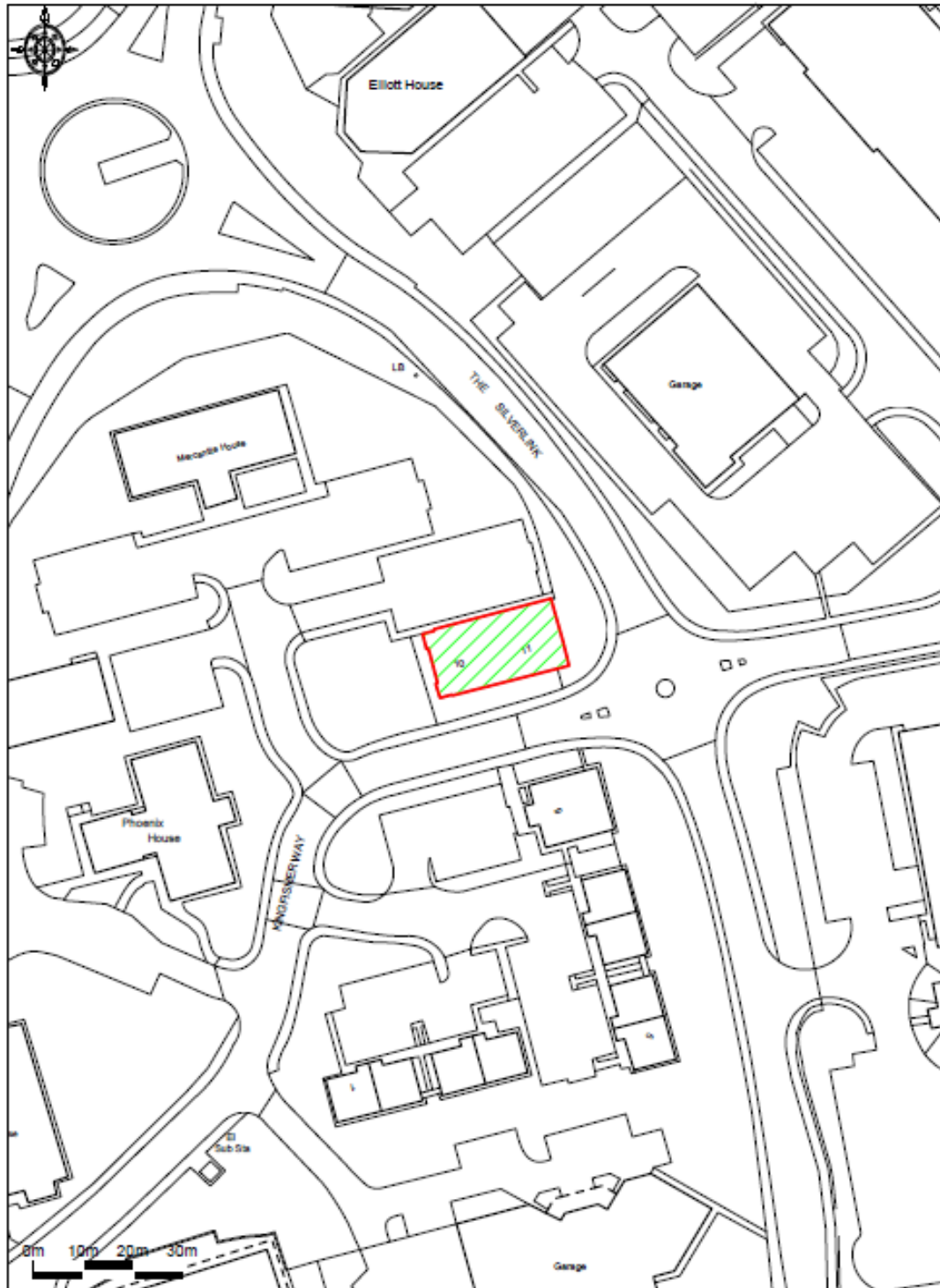
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