

## TO LET

3 Hedley Court, Orion Business Park, North Shields, Tyne and Wear, NE29 7ST



### Modern Office Accommodation

1,309 - 4,650 Sq Ft (121.61 - 431.98 Sq M)

- Ground and First Floor Offices
- Newly refurbished building
- 28 Car parking spaces available
- Established office location near Silverlink Retail Park
- Excellent Transport Links

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### 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. A new lease(s) are available for the first floor and part of the ground floor.

### Accommodation

The property has been measured and has the following areas:

	Sq Ft	Sq M
Part First Floor	3,341	310.38
Ground Floor	1,309	121.61
<b>Total</b>	<b>4,650</b>	<b>431.98</b>

### Rent

£10.50 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 Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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Images are indicative only as examples of how offices could look.



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