



To Let

Unit 2, Monkton Business Park, Hebburn,
Tyne & Wear NE31 2JZ

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Location

The premises are located on Monkton Business Park North which is an established industrial location within South Tyneside. The site is accessed from the B1036 which links directly to the A194 giving excellent access to the wider region via the A19/A1(M).

Surrounding occupiers include Hitachi, DPD and Dalziel. The site is well served by public transport.

Description

The premises comprise a modern detached steel frame warehouse under a pitched roof incorporating translucent panels constructed in circa 2001. The roof and elevations are covered in profile sheet cladding. Internally, heating and lighting is provided to the warehouse area via gas fired radiant heaters and high level LED lights. There is a two storey office block to the front elevation which also includes a kitchen and WC facilities. The warehouse area has a minimum internal eaves height of approximately 6m to the underside of the steelwork and also benefits from several mezzanine areas providing further staorage and a staff canteen.

Externally the premises benefit from a secure yard area to their front elevation with a separate car parking area adjacent able to accommodate circa 48 cars. Goods access to the unit is via two sectional level loading doors from the yard area.

Floor	Sq ft	Sq m
Warehouse Area	18,696	1,737
Two Storey Offices	2,917	271
Total GIA	21,613	2,008

Tenure

The premises are available by way of an assignment or sublease of our clients leasehold interest.

Terms

The premises are held by way of an existing lease which runs until 19th December 2027.

The current passing rent is £102,000 Per annum with a rent review outstanding from 20th December 2022.

Business rates

According to the VO website the premises have a rateable value of £84,000. We advise interested parties to make their own enquiries regarding the rateable values applicable to the premises. follows:

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

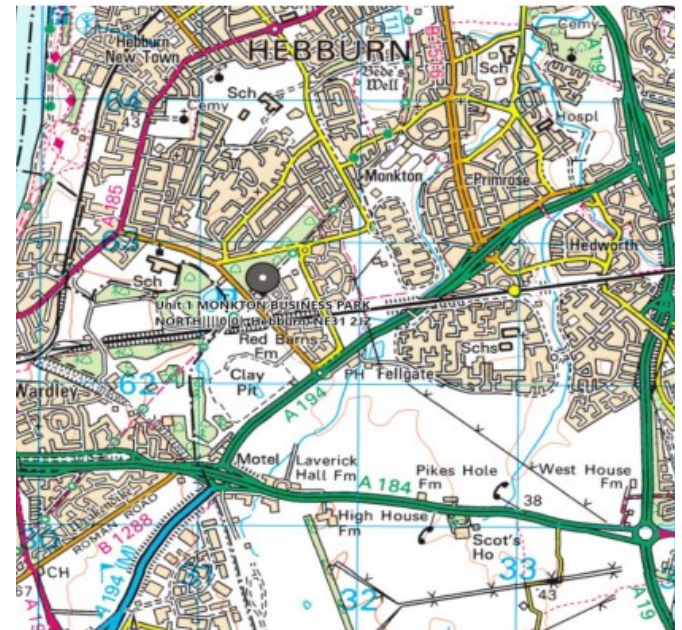
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is C52. The certificate can be made available on request.

VAT

VAT if applicable will be charged at the standard rate.



**If you would like to know
more please get in touch.**

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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