



To Let

Industrial/Warehouse Premises, Unit 1,
Monkton Business Park, South Tyneside,
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 is provided to the warehouse area with lighting and is provided via high level LED lights with the floor being reinforced concrete. There is a two storey office block to the front elevation which also includes a staff canteen and WC facilities. The warehouse area has a minimum internal eaves height of approximately 8m to the underside of the steelwork and also benefits from several mezzanine storage areas.

Externally the premises benefit from a yard area to the eastern elevation with a separate car parking area to the south and eastern elevations. Goods access to the unit is via two sectional level loading doors from the yard.

There is an additional area of land to the northern area of the site which is currently grassland but could be converted to additional yard area.

Area	Sq ft	Sq m
Warehouse Area	24,531	2,779
Two Storey Offices	7,998	743
Total GIA	32,529	3,522

Note the warehouse area also has a 2 storey mezzanine providing a further 789 sq m (8,492 sq ft) of storage.

Tenure

The premises are held on a 10 year lease expiring on 19th December 2027 and are available by way of an assignment or sub-let. The current passing rent is £146,000 per annum with a rent review due in December 2022.

Business rates

According to the VO website the premises have a rateable value of £128,000. We advise interested parties to make their own enquiries regarding the rateable values applicable to the premises.

Legal costs

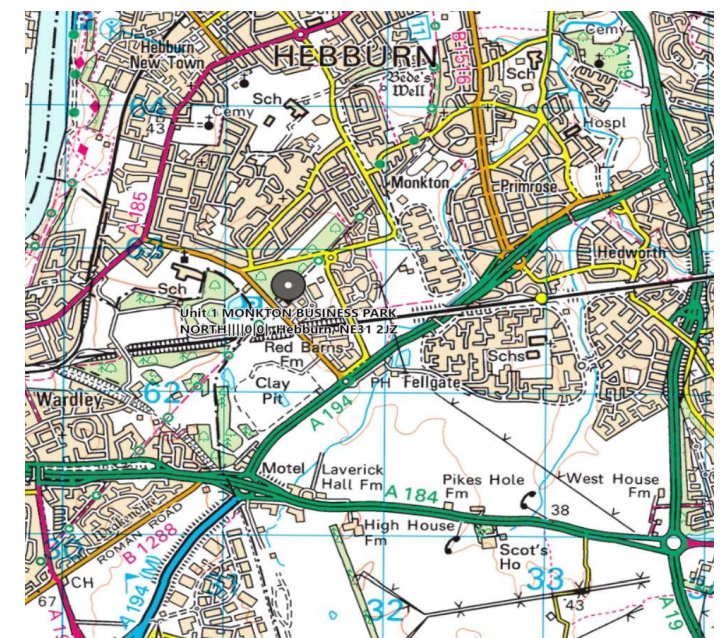
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The premises have an EPC rating of C63. Full details can be provided 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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