



## TO LET (MAY SELL)

**5 APOLLO COURT, KOPPERS WAY, MONKTON BUSINESS PARK SOUTH, HEBBURN, TYNE & WEAR, NE31 2ES**

Quality modern offices | Established business park location | Good transport links | Rent £42,500 per annum

### LOCATION

Apollo Court forms part of the well-established Monkton Business Park South. The estate, which was developed around 2007, comprises a modern development of offices, hybrid and light industrial units.

Monkton Business Park lies just North of the A184 Trunk road close to its junction with the A194 (M). The estate benefits from strong road links with the wider Tyne and Wear conurbation, the A19 and A1(M), and the Tyne Tunnel. It lies approximately 5 miles East of Newcastle upon Tyne, and 8 miles north west of Sunderland city centre. Apollo court is located off Koppers Way, close to the junction with the A194.

## DESCRIPTION

The property comprises a detached modern 2 storey building constructed around 2007. Originally constructed as a hybrid unit, with industrial space to the ground and offices to first floor, the unit is of steel frame construction with walls and curved roof clad in aluminium sheet panelling. Windows are double glazed with aluminium frames.

The ground floor has been converted to offices, so the building is now entirely fitted to a modern office standard. The property features carpeted floors, suspended ceilings with LED lights, gas fired central heating and air conditioning. Access to the first floor is via a stairwell which also features an accessible passenger lift. Both floors are mostly open-plan, with the ground floor providing a kitchen, WC's, storage cupboard and server room. The upper floor has glass partitioned meeting rooms along one wall, as well as a WC and kitchen. We also understand that there are 10 dedicated parking spaces.

## ACCOMMODATION

We have carried out a measured survey of the property and calculated the gross internal area as follows:

Ground Floor:	185.62 sq m	(1,998 sq ft)
First Floor:	191.05 sq m	(2,056 sq ft)
<b>Total:</b>	<b>376.67 sq m</b>	<b>(4,054 sq ft)</b>

## USE

The property has most recently been used as an office. It may also be suitable for other commercial uses. Interested parties should ensure that all necessary consents, including planning consent, are obtained if necessary for their proposed use.

## SERVICES

We understand that all mains services are available at the property, however interested parties should satisfy themselves as to the suitability of these services.

## TENURE

The property is available to let (subject to obtaining vacant possession), by way of a new full repairing and insuring lease for a term of years to be agreed. There is a small estate service charge payable by the tenant.

## RENT

The property is available at a rent of £42,500 per annum exclusive of business rates and payable monthly in advance. The property is registered for VAT and VAT will be payable on the rent.

The property may alternatively be available for sale on a long leasehold basis. Further details on request.

## RATEABLE VALUE

The whole of the property is entered into the Rating List as follows:

Description:	Workshop, Office & Premises
Rateable Value:	£31,750

## VIEWING

Strictly by appointment through Sole Agents youngsRPS  
Contact Chris Pattison or Paul Fairlamb - Tel: 0191 2610300

## LEGAL COSTS

Each party to bear their own legal costs.

*All figures quoted above are exclusive of VAT where chargeable.*

## LOCAL AUTHORITY

South Tyneside Council, Town Hall & Civic Offices, Westoe Road, South Shields, NE33 2RL. Telephone: 0191 427 7000

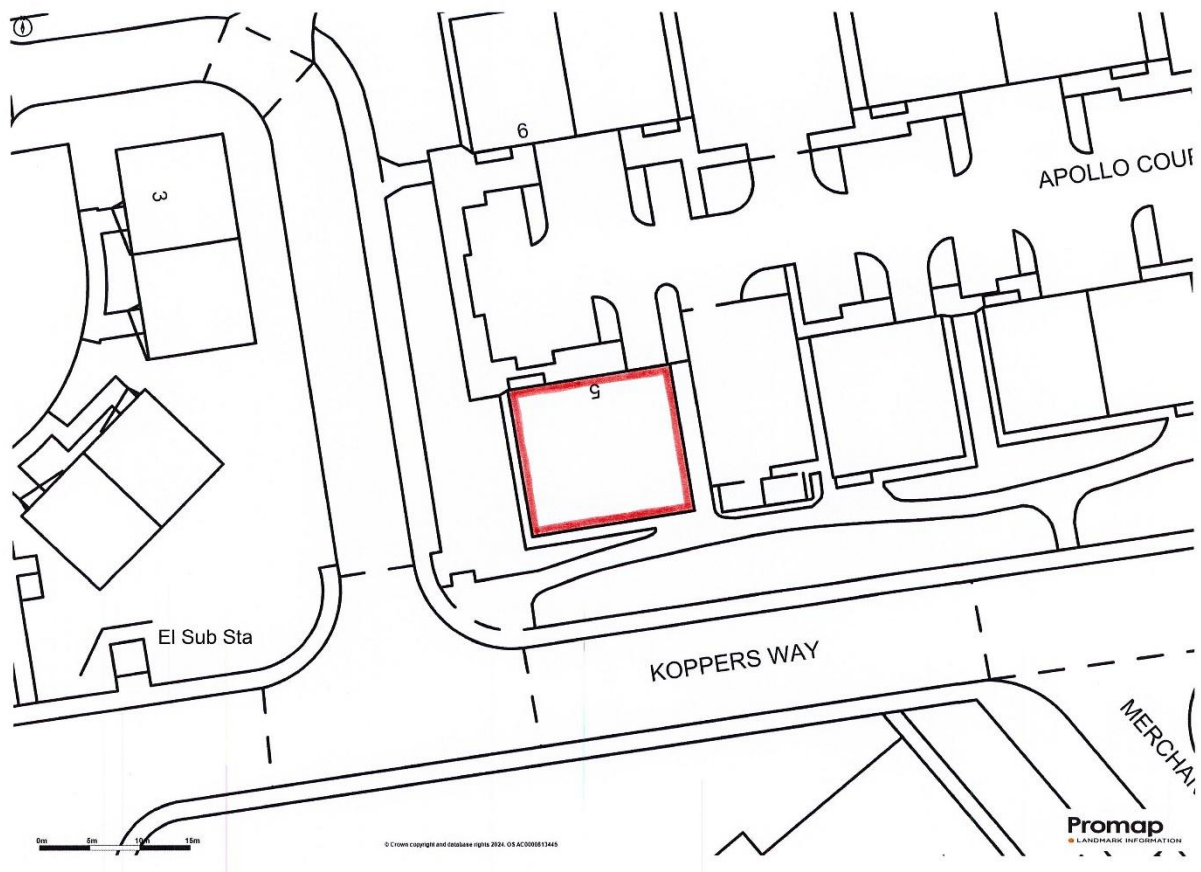
## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-55.

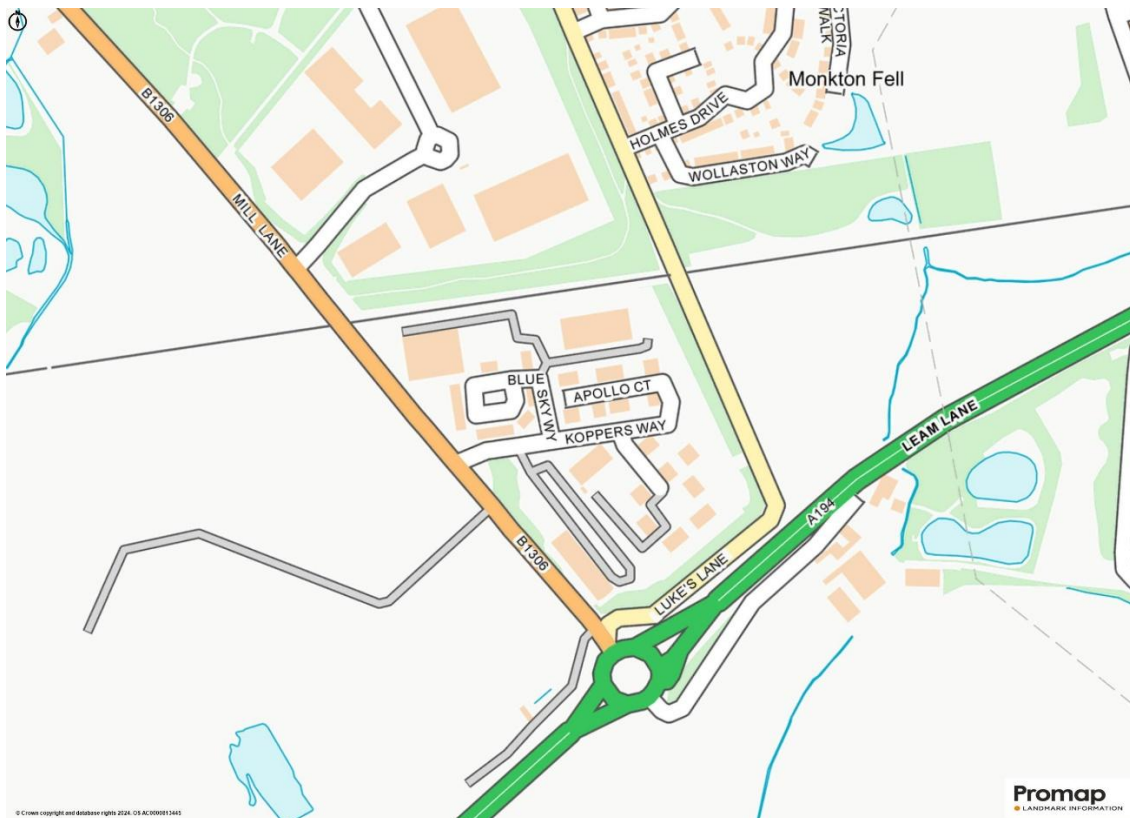
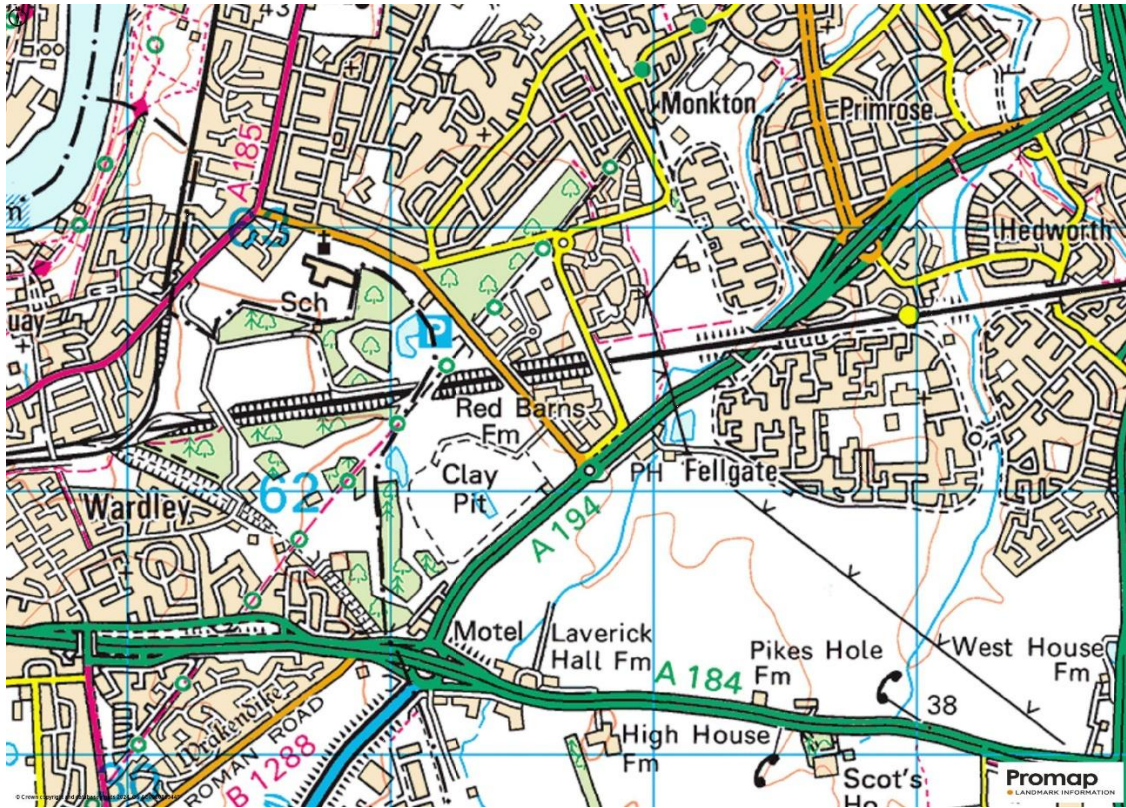
A copy of the EPC certificate and recommendation report is available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

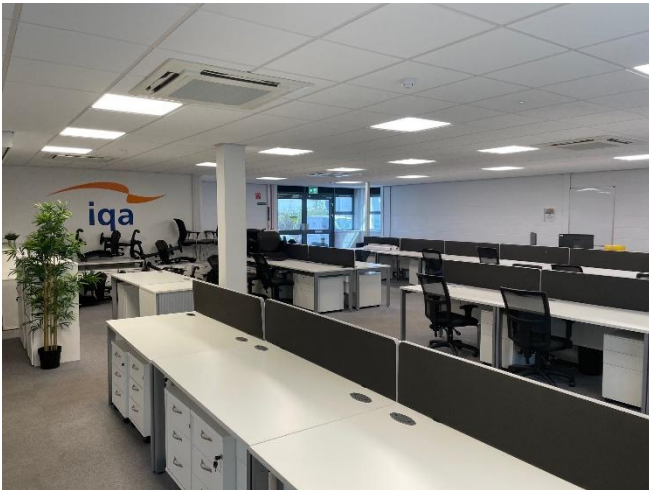
The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)













## Particulars prepared July 2025

youngsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS youngsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

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