

TO LET

Atlantic House, East Side, Tyne Dock,
South Shields, Tyne And Wear, NE33



Self Contained Office Accommodation 385.36m² (4,148 sq ft)

- Located within the Port of Tyne
- 20 On-site Parking spaces
- Modern self contained office suite
- Excellent transport links
- High quality office fitout

SITUATION

The property is located within the Port of Tyne's secure Tyne Dock Estate, 3km south west of South Shields town centre.

South Shields is situated at the mouth of the River Tyne, 20km east of Newcastle and 15km north of Sunderland. It is well served by public transport, including the Tyne & Wear Metro and regular bus services.

The Tyne Dock Estate is a 4-minute drive from the A19.

DESCRIPTION

Atlantic House comprises a self contained ground floor office suite which is a predominantly open plan with some modular offices. The property also benefits from:

- Raised access flooring
- Suspended ceiling
- Air conditioning and central heating
- Generous staff kitchen room
- Four meeting rooms
- 20 dedicated on-site car parking spaces
- On-site café

ACCOMMODATION

The property comprises the following net internal areas:-

Description	m ²	sq ft
Atlantic House	385.36	4,148

TENURE

The property is available by way of a new internal repairing and insuring lease.

RENT

£13.50 per sq. ft. per annum plus VAT.

SERVICE CHARGE

The current service charge is £0.85 per sq. ft. plus VAT.

BUSINESS RATES

Business rates are estimated to be approximately £4.46 per sq. ft. Interested parties must make their own enquiries with the local authority regarding business rates.

EPC

The property has an EPC rating of C69.

LEGAL COSTS

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

VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

VIEWING

Strictly by appointment through sole agents Knight Frank.

For further details please contact:

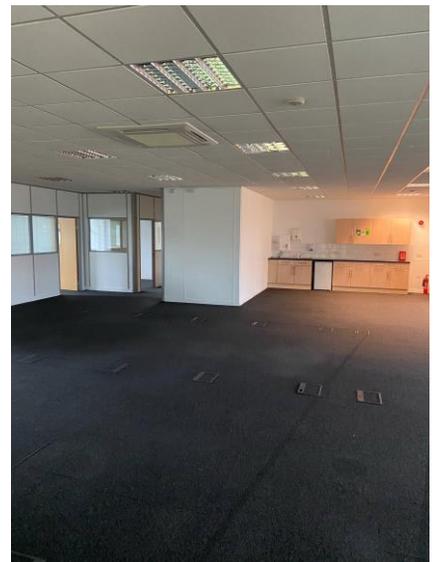


PATRICK MATHESON
0191 594 5015 or 07796 192 356
patrick.matheson@knightfrank.com

NATHAN DOUGLAS
0191 594 5002 or 07790 931318
nathan.douglas@knightfrank.com

Subject to Contract

Particulars: November 2021
Images:



IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.