



**7-8-9 Blue Sky Way,  
Monkton Business Park, Hebburn NE31 2EQ**

- Modern Two Storey Office Block
- Floor Area circa 500 sq. m. (5,382 sq. ft.)
- Redecorated to a High Standard
- Led Lighting / Intercom Entry System
- Excellent Transport Links
- Ample Kitchen & W/C Facilities
- Designated Parking Bays
- Unit 7 May be Available Independently
- Service Charge Applicable

**Rent £64,944 per annum**

# COMMERCIAL

## Location

The offices are located in Blue Sky Way on Monkton Business Park, Hebburn. The park is an established business destination home to a range of major occupiers. The business park lies circa 6 miles east of Newcastle and 10 miles north west of Sunderland. The area benefits from excellent transport links with convenient access onto both the A19 and A184.

## Description

The properties comprise of 2 two storey office buildings which all lie within Blue Sky Way consisting numbers 7-8 and 9. The space offers part open plan high quality office space with reception area, kitchens and ample W.C facilities. The space recently underwent a fully refurbishment and is now presented to a very high standard.

## Floor Area

Net internal area over ground & first floor is circa 500 sq. m. (5,382 sq. ft.)

## Tenure

Leasehold – The current tenant has circa 21 months left on the lease, although we believe the landlord will grant a new lease if requested.

## Rent

£64,944 per annum

## Service Charge

£6,931.64 plus vat per annum.

## Viewing

Strictly by appointment through this office.

## Rateable Value (7 & 8 Blue Sky Way)

The 2024 Rating List entry is as follows £24,250

## Rateable Value (9 Blue Sky Way)

The 2024 Rating List entry is as follows £ TBC

## Important Notice

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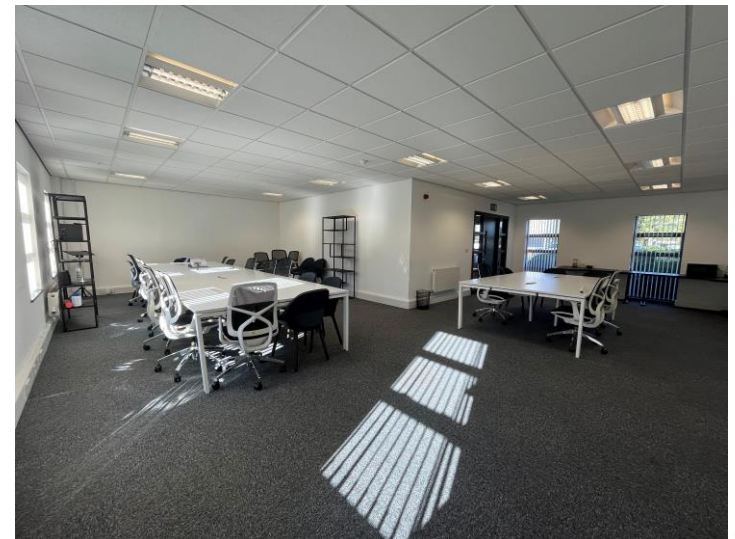
**Prepared 21<sup>st</sup> October 2024**







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