



To Let

Osprey House, Kingfisher Way

Silverlink Business Park

North Tyneside, NE28 9ND

Office Accommodation

From 477.97 sq m (5,145 sq ft) to 1,061.92 sq m (11,431 sq ft)



- Newly refurbished accommodation
- Excellent business environment
- Good access to major transport routes A19/A1058 Coast Road
- 37 designated car park spaces

Location

Silverlink Business Park is strategically located adjacent to the intersection of the A19 and A1058 Coast Road approximately seven miles east of Newcastle city centre. Nearby occupiers include MacGregor, Alstom, Cambridge Laboratories and John N Dunn.

The surrounding area comprises a mixture of commercial uses including offices and a number of car showrooms together with out-of-town retail facilities, several restaurants and a cinema.

Nearby New York Industrial Park provides a range of modern industrial premises that are currently well occupied and slightly to the north of the site Cobalt Business Park provides an international office park for large corporate occupiers such as Proctor and Gamble, HP, Santander, EE, Accenture and Department of Work and Pensions.

Description

The newly refurbished property comprises a purpose-built, two-storey office with private car parking.

The building is of steel frame construction with brick elevations beneath a multi-pitched tile covered roof.

The office benefits from a designated reception area with access to male, female and disabled toilets. There is also an eight person passenger lift.

The main office accommodation is predominantly open plan with raised access floors, suspended ceilings with recessed lighting and a floor to ceiling height of 2.6m.

The property also benefits from a brick paviour car park with 37 marked spaces.



Accommodation

The premises provide the following total net internal areas:

	Size (sq m)	Size (sq ft)
Reception	49.24	530
Ground Floor	477.97	5,145
First Floor	534.71	5,756
Total	1,061.92	11,431
Storage	9.67	104

Services

The office benefits from all main services including water, gas, electricity and drainage.

EPC

The property has an EPC of D:94.

Rateable Value

According to the Valuation Office Agency Website the property is listed described as 'Office and Premises' with a Rateable Value £98,500 from 1 April 2017.

Terms

The premises are available by way of a new full repairing and insuring lease as a whole or as individual floors for a term of years to be agreed.

You should be aware that the code of practice for commercial leases in England and Wales strongly recommends to seek advice from a qualified surveyor, solicitor or licence conveyancer before agreeing or signing any business agreement.

The code is available through professional institutions and trade associations or through the website - www.commercialleasecode.co.uk.

Rent

£10.00 per sq ft exclusive of VAT, rates and service charge.

Legal Costs

Each party is responsible for their own legal costs incurred within any transaction.

VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

Details, Viewing and Further Information

Strictly by prior appointment via joint agents BNP Paribas Real Estate and Naylor's.

Aidan Baker
aidan.baker@bnpparibas.com
0191 227 5737

Lewis Wheatman
lewis.wheatman@bnpparibas.com
0191 227 5714

James Fletcher
james.fletcher@naylor's.co.uk
0191 221 1565

**Subject to Contract
August 2017**

Osprey House, Silverlink Business Park

