



Quality refurbished retail and office space

# SOUTH TYNESIDE HOUSE

WESTOE ROAD, SOUTH SHIELDS

## SPECIFICATION

- Lift access to upper floors
- Raised access floor
- Open Plan Floor Plates
- Comfort cooling and heating
- Category 3 lighting

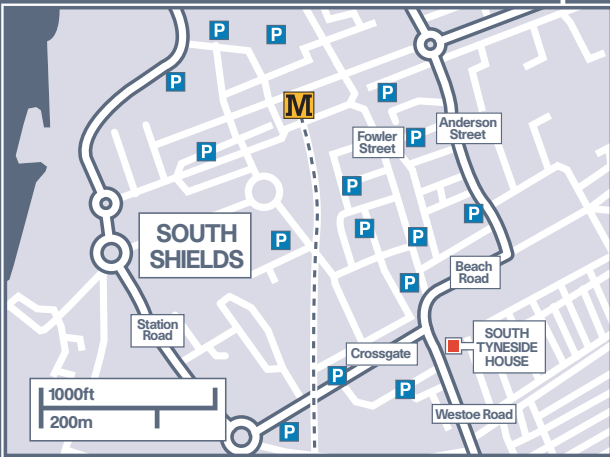


## LOCATION

South Tyneside House is located towards the centre of South Shields and is situated on the corner of Crossgate/ Westoe Road.

Ideally located next to South Tyneside Town Hall and in close proximity to the busy shopping centre. South Shields Metro Station is also within a five minute walk.

In addition there are excellent bus services and several public car parks in the area



## ACCOMODATION

The approximate net internal areas are as follows:

Ground floor Suite A	180 m <sup>2</sup>	1,937 ft <sup>2</sup>
Ground floor Suite B	269 m <sup>2</sup>	2,895 ft <sup>2</sup>
First Floor	408 m <sup>2</sup>	4,392 ft <sup>2</sup>
Second Floor	410 m <sup>2</sup>	4,413 ft <sup>2</sup>
Third Floor	426 m <sup>2</sup>	4,585 ft <sup>2</sup>
<b>TOTAL</b>	<b>1,693 m<sup>2</sup></b>	<b>18,222 ft<sup>2</sup></b>

Floors can be split and indicative floor plans are available on request.

## RENT

On Application

Misrepresentation Act – These particulars are believed to be correct, but their accuracy is no way guaranteed, neither do they form part of any contract. April 2008.

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