

# Property Details

**Tel: 0191 232 7030**

## OPEN PLAN OFFICES TO LET

### DUNCAN HOUSE, SOUTH SHIELDS

From 257.2 m<sup>2</sup> (2,769 ft<sup>2</sup>) to 2,260.35 m<sup>2</sup> (24,330 ft<sup>2</sup>)



#### LOCATION

Duncan House is situated on the South side of Crossgate which is the main gateway into the town of South Shields. The location benefits from excellent access to the regions road network via the A194(M) and the A19 which are both approximately 5 minutes drive away and South Shields town centre with its Metro Station, Ferry Terminal and abundant local bus routes provide excellent access to public transport. South Shields lies approximately 6 miles to the East of Newcastle City Centre and approximately 7.5 miles to the North of Sunderland City Centre.

#### DESCRIPTION

Duncan House extends to provide four floors of modern office accommodation accessed via a communal lobby area and staircase which incorporates two 8 person passenger lifts and male and female toilet facilities on each floor.

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[www.naylors.co.uk](http://www.naylors.co.uk)

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## Duncan House, South Shields

### ACCOMMODATION

The building is part occupied by Morrison's plc and vacant space is available on the ground, first and second floors. Internally the suites benefit from:

- Suspended ceilings
- Fluorescent tube lighting
- Perimeter trunking
- Carpet tiling
- Central heating
- On site car parking
- Excellent natural light

Ground Floor East	384.1 m <sup>2</sup>	(4,135 ft <sup>2</sup> )
Ground Floor West	257.2 m <sup>2</sup>	(2,769 ft <sup>2</sup> )

First Floor East	496.03 m <sup>2</sup>	(5,339 ft <sup>2</sup> )
First Floor West	333.68 m <sup>2</sup>	(3,591 ft <sup>2</sup> )

Second Floor East	493.42 m <sup>2</sup>	(5,311 ft <sup>2</sup> )
Second Floor West	295.92 m <sup>2</sup>	(3,185 ft <sup>2</sup> )

Third Floor East	Let To Wm Morrison plc
Third Floor West	Let To Wm Morrison plc

### RENT

The accommodation is available at a rent equivalent £10.00 per ft<sup>2</sup>.

### LEASE TERMS

The accommodation is available on flexible terms.

### SERVICE CHARGE

There will be a small service charge levied to cover the cost of managing the common areas of the building and building insurance.

### BUSINESS RATES

To be re-assessed on a floor by floor basis.

### CAR PARKING

Car parking spaces allocated are 1 space per 690 ft<sup>2</sup>.

### VAT

All figures quoted are exclusive of VAT where chargeable.

### FURTHER INFORMATION

For general information and viewing please contact our office on 0191 232 7030 or alternatively ask to speak to Louis Donaldson, the surveyor dealing with this property or email [louisdonaldson@naylor.co.uk](mailto:louisdonaldson@naylor.co.uk). Alternatively please contact our joint agents Rapleys on 0207 255 8058.

### NAYLORS INSTRUCTIONS

You may search our company website [www.naylor.co.uk](http://www.naylor.co.uk) for details of all our current instructions.

22/04/09 LDgen



Contact: Louis Donaldson



Contact: James Watson

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