

# Property Details

Tel: 0191 232 7030

## FLEXIBLE OFFICE SPACE TO LET

From 11.7 m<sup>2</sup> (126 ft<sup>2</sup>) to 154.6 m<sup>2</sup> (1,664 ft<sup>2</sup>)

**PLANET PLACE**  
**GEORGE STEPHENSON INDUSTRIAL ESTATE**  
**KILLINGWORTH, NE12 6RZ**



- EASY-IN, EASY-OUT
- INDIVIDUAL SUITES OR AS A WHOLE
  - ABUNDANT FREE PARKING
  - SECURE ACCESS CONTROL SYSTEM
- SUPPLEMENTARY STORAGE AVAILABLE ON-SITE
  - EXCELLENT NATURAL LIGHT

### LOCATION

The available space is situated within George Stephenson Industrial Estate, Killingworth a popular suburb in North Tyneside. The building is close to Killingworth shopping centre and the award winning Lakeside Leisure Centre. The location benefits from excellent access to the region's road network with the A1056 which connects to the A1 and A19 being a short drive away.

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Regulated by RICS

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## **Planet Place, George Stephenson Industrial Estate, Killingworth, NE12 6RZ**

### **DESCRIPTION**

The seven available suites form part of a modern two storey office building accessed via a secure entrance with a phone entry system. The accommodation benefits from excellent natural light, central heating and shared use of WC and kitchenette facilities. Access to the building is through a secure entrance with a fob and entry phone system. On site storage is available to the rear of the property with both compound and warehouse space on site.

### **ACCOMMODATION**

The properties have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following approximate net internal areas:

Room 3	11.7 m <sup>2</sup>	(126 ft <sup>2</sup> )
Room 4	17.7 m <sup>2</sup>	(191 ft <sup>2</sup> )
Room 5	13.0 m <sup>2</sup>	(140 ft <sup>2</sup> )
Room 6	13.2 m <sup>2</sup>	(142 ft <sup>2</sup> )
Room 7	11.8 m <sup>2</sup>	(127 ft <sup>2</sup> )
Room 8	17.7 m <sup>2</sup>	(191 ft <sup>2</sup> )
Room 9	31.8 m <sup>2</sup>	(343 ft <sup>2</sup> )
Room 10	37.7 m <sup>2</sup>	(406 ft <sup>2</sup> )

### **RENT**

£11.99 per ft<sup>2</sup> inclusive of service charge, heating and lighting costs but exclusive of business rates and VAT where chargeable.

### **TERMS**

The suites are available on flexible easy in easy out terms.

### **BUSINESS RATES**

Tenants will be responsible for payment of non-domestic rates and should contact North Tyneside Council on 0845 2000 101 in this regard. Tenants may be entitled to up to 50% rates relief and are encouraged to contact the local authority with any enquiries.

### **VAT**

All figures quoted are exclusive of VAT where chargeable.

### **FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact our Office on 0191 232 7030 or ask to speak to Louis Donaldson, the surveyor dealing with this property.

### **NAYLORS INSTRUCTIONS**

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



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