

# Property Details

**Tel: 0191 232 7030**

## WELL LOCATED OFFICE

### TO LET

**SECOND FLOOR, 1-3 PRINCE CONSORT ROAD, HEBBURN,  
NE31 1BE**

**181.52 m<sup>2</sup> (1,914 ft<sup>2</sup>)**



### SITUATION/LOCATION

The subject property is located close to Hebburn which lies approximately 6 miles East of Newcastle City Centre and 11 miles North of Sunderland. Hebburn Town Centre is a short walk away and is home to a number of shops including both national and local retailers. Public transport is easily accessed by way of Hebburn Metro Station which is approximately 200 m away or via one of the many local bus routes that serve the area.

Hebburn is in close proximity to the A1(M) via A184 the and the A19 to reach Sunderland or the Tyne Tunnel in the North.

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**RICS**

**Second Floor, 1-3 Prince Consort Road, Hebburn, NE31 1BE**

**DESCRIPTION**

The subject property is a prominent, three storey mixed use building which is shared by a bar on the ground floor and a women only gym on the first. The available space is accessed via a lobby and staircase which is shared with the first floor tenant. Internally the suite is made up of a series of interconnecting rooms which create both open plan and cellular space. The office benefits from good natural light, male and female WC's and a kitchenette.

**ACCOMMODATION**

Second Floor            181.52 m<sup>2</sup> (1,954 ft<sup>2</sup>)

**TERMS**

The premises are available to rent by way of a new full repairing and insuring lease for a term to be agreed. Our client has indicated that flexible terms would be acceptable.

**RENT**

£10,700 per annum exclusive of business rates service charge and all other outgoings.

**SERVICE CHARGE**

There is a small estates charge in place to recover the cost of the landlord's upkeep of the common areas and external structure of the building.

**RATING ASSESSMENT**

Yet to be assessed.

**COSTS**

Each party will be responsible for their own legal costs incurred in drafting and executing the lease.

**VAT**

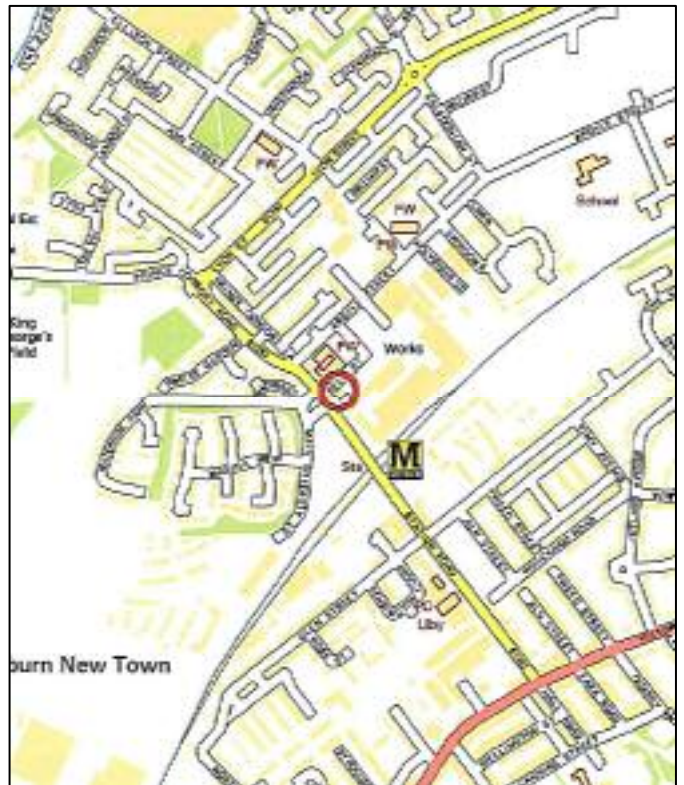
All figures quoted are exclusive of VAT and any offer made, unless stated otherwise.

**FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact our Newcastle 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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