

# Property Details

**Tel: 0191 232 7030**

**TO LET – FLEXIBLE TERMS**

**HIGH SPECIFICATION  
MIXED USE OFFICE AND INDUSTRIAL PREMISES**

***Unit 5, Mercury at  
Orion Business Park, North Tyneside, NE29 7SN***



◆ 3,104 ft<sup>2</sup> (288 m<sup>2</sup>)

- ◆ Rarely Available Detached Mixed Office and Industrial Unit
  - ◆ Excellent Location Adjacent to A19
  - ◆ Ideal for Service Industry Businesses

## **SITUATION/LOCATION**

The Mercury at Orion Business Park is a first class location within North Tyneside being just off the A19 Trunk Road linking to the north with the A1 and south to Teesside and Yorkshire via the Tyne Tunnel. Access to the Newcastle upon Tyne City Centre is easy via the A1058 Coast Road. The "Route 19" Stephenson Transport Link which runs adjacent to the property provides a good public transport connection to the Metro, North Shields town centre and other local facilities such as Silverlink Retail Park close by to the north.

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

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**OUR SERVICES  
INCLUDE**

- Agency
- Building Surveys
- Landlord and Tenant
- Management
- Valuations

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**DESCRIPTION/ACCOMMODATION**

The properties offer a unique opportunity to acquire accommodation split equally between a production/assembly area on ground floor and first floor offices. The excellent specification includes the following:

**Ground Floor Production**

- ◆ Ground floor loading 30Kn per m<sup>2</sup>
- ◆ Fluorescent strip lighting
- ◆ Electrically operated roller shutter door
- ◆ Separate male and female and disabled WC's
- ◆ Tea point

**First Floor Office**

- ◆ Central heating and comfort cooling systems
- ◆ Fitted carpet
- ◆ Suspended ceiling incorporating Category II lighting
- ◆ Data and electrical perimeter trunking
- ◆ Male and female WCs and kitchenette

**SCHEDULE OF AREAS**

Unit 5 GIA                      3,104 ft<sup>2</sup> (288 m<sup>2</sup>)

Seven car parking spaces, within the above the following areas apply:

GF workspace                1,209 ft<sup>2</sup> (112.3 m<sup>2</sup>)  
FF offices                      1,235 ft<sup>2</sup> (114.7 m<sup>2</sup>)

**SERVICES**

All mains services are connected to the properties. An intruder alarm will be supplied.

**TENURE**

The premises will be let for a term of years to be agreed with the Tenant responsible for rates, all repairs, the cost of property insurance and the payment of the service charge which covers the management of the external areas.

**RENT**

Unit 5:                      £20,000 per annum exclusive.

**RATES**

The estimated rates payable for 2010/2011 is £8,844.41

**VAT**

VAT will be charged in addition.

**SERVICE CHARGE**

The service charge budget cost covering maintenance and management of the external areas is anticipated to be £1,700 for 2010/2011.

**COSTS**

The ingoing tenant will be responsible for the landlord's reasonable legal costs involved in drafting and executing the lease.

**FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact Bill Naylor on (0191) 232 7030 or email: [billnaylor@naylor.co.uk](mailto:billnaylor@naylor.co.uk).

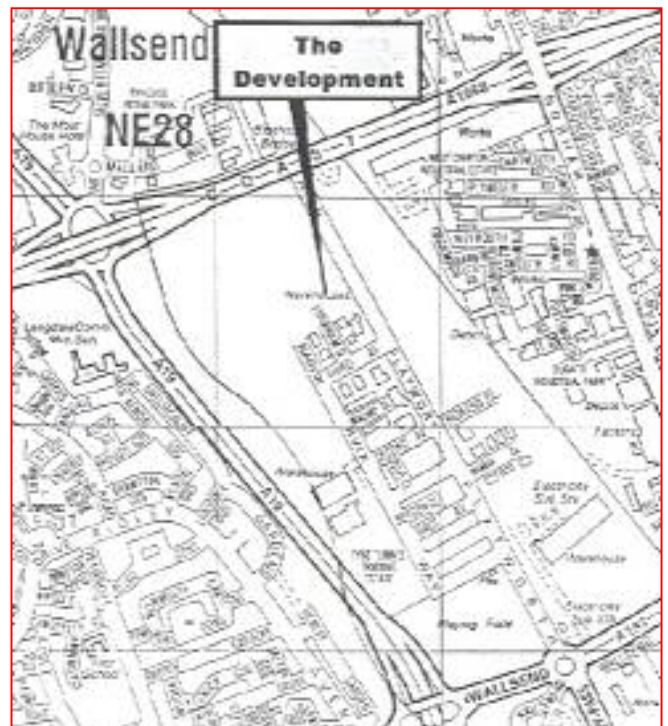
**NAYLORS INSTRUCTIONS**

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

**AGENTS NOTE**

A person associated with Naylor's Chartered Surveyors owns the property.

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