

Property Details

Tel: 0191 232 7030

REDUCED RENT & SUBSTANTIAL RENT FREE PERIODS AVAILABLE

FOR SALE/TO LET

**WAVERLEY, MARKET DOCK, SOUTH SHIELDS
NE33 1LE**

From 930 ft² (86.3 m²) to 1,949 ft² (181 m²)



- ◆ Modern two storey offices
- ◆ Own front door
- ◆ Dedicated car parking
- ◆ General fired central heating
- ◆ Double glazing

LOCATION

Waverley is located a short walk from South Shields town centre. The location benefits from excellent access to the region's road network via the A19 and the A194m which are both approximately 5 minutes drive away. Public transport can be accessed via South Shields Metro Station, the ferry terminal, which provides services to North Shields every 15 minutes, and the abundant local bus routes.

South Shields lies approximately 6 miles east of Newcastle City Centre and approximately 7.5 miles to the north of Sunderland City Centre.

DESCRIPTION

Waverley offers contemporary high specification own front door office buildings which rarely become available in South Shields. The development has been finished to a high architectural standard which provides open plan with easily divisible space on the ground floor and office space with stunning open trussed rafters to the ceiling.

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: 0191 232 7030
Fax: 0191 261 4030

www.naylors.co.uk

Regulated by RICS

OUR SERVICES
INCLUDE

•

Agency

•

Building Surveys

•

Landlord and
Tenant

•

Management

•

Valuations

•

Waverley, South Shields, NE33 1LE

ACCOMMODATION

Unit	Size ft ²	Size m ²	Status	Rent pa
1	3,000	279	Let	n/a
2	1,566	145.5	Available	£11,745
3	1,949	181.07	Available	£14,600
4	1,566	145.5	Available	£11,745
5	1,949	181.07	Available	£14,600
6	1,566	145.5	Available	£14,600
7	1,949	181.07	Available	£14,600
8	1,949	181.07	Let	n/a
9	1,949	181.07	Available	£14,600
10	1,949	181.07	Available	£14,600

Buildings can be split on a floor by floor basis to accommodate requirements from 930 ft² (86.40 m²).

RENT

£7.50 per ft² per annum exclusive of business rates, service charge and all other outgoings.

SERVICE CHARGE

There is a small estate charge to cover the cost of maintaining the common areas of the estate.

TERMS

The space is available by way of new full repairing and insuring leases for a term of years to be agreed.

Alternatively the properties are available on a freehold basis, prices upon application.

BUSINESS RATES

According to the 2010 rating list, the current rates payable equate to approximately £5.81 per ft².

VAT

All figures quoted are exclusive of VAT where chargeable.

COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Louis Donaldson on 0191 232 7030 or email louisdonaldson@naylor.co.uk.

Alternatively contact our joint agent Michael O'Driscoll at DTZ 0191 223 5700 michael.o'driscoll@dtz.com

NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS CHARTERED SURVEYORS has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylor.co.uk for details of all our current instructions.

04.11.11 LD
A-C42(15)

