

PARKER KNIGHTS

REAL ESTATE



**4 BLUE SKY WAY, MONKTON BUSINESS PARK,
HEBBURN, NE31 2EQ**



ABOUT

DESCRIPTION

A newly refurbished, self contained, two storey office located on the well-established and popular Monkton Business Park in Hebburn.

Both floors comprise open-plan layout, providing the occupier with flexibility to fit-out to their requirement. Storage and WC's are located on the ground floor and a kitchen is located on the first floor.

Following recent refurbishment, the building benefits from LED lighting, redecoration, new kitchen and carpeting.

DETAILS

ACCOMMODATION

Floor	SQ FT
TOTAL	1,933

EPC

Rating: C

ASKING RENT

£10.00 psf

BUSINESS RATES

Business rates payable are estimated to be £4.18 psf

ESTATE SERVICE CHARGE

The current estate charge is £2,403.63 + VAT

TERMS

CAR PARKING

5 spaces

TENURE

Leasehold

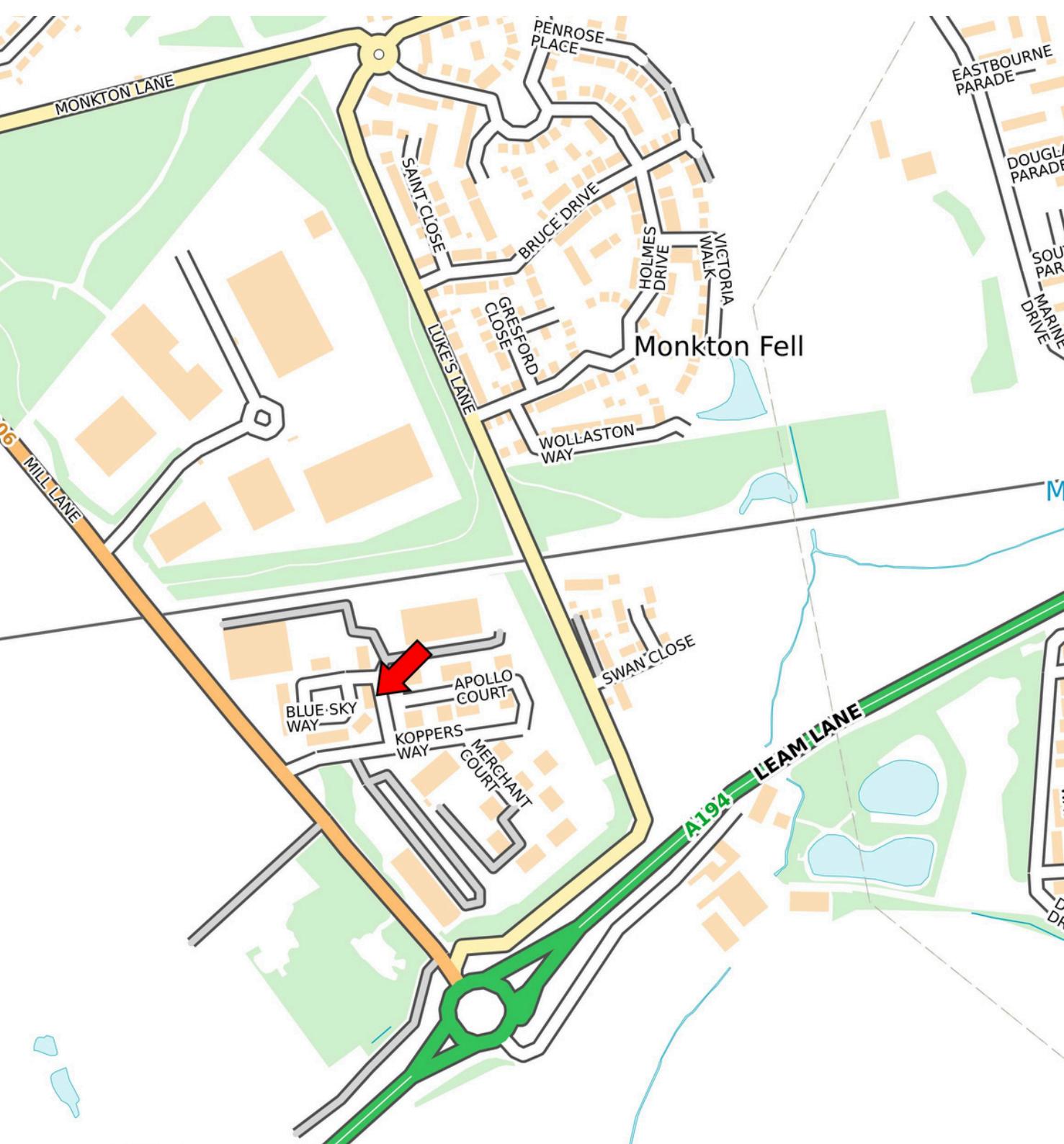
LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

VAT

The rent is exclusive of VAT where chargeable





LOCATION

Blue Sky Way is an established business destination home to a range of major occupiers including; M Plant, Variable Message Signs (VMS) Ltd, Siemens, Ford Component Manufacturing, Clugston Construction and Kier North.

The business park is located in Hebburn and lies 6 miles east of Newcastle and 10 miles north west of Sunderland.

The area benefits from strong transport links with convenient access straight onto both the A19 and A184.

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CONTACT

AGENT DETAILS

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