

PARKER KNIGHTS

REAL ESTATE



4 BLUE SKY WAY, HEBBURN, NE31 2EQ



ABOUT

DESCRIPTION

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

The ground floor comprises a predominantly open-plan layout which is complimented by a meeting room and storage. The first floor is entirely open plan, providing a new occupier with flexibility to fit out the space for their own requirement.

Following refurbishment, the building will benefit from LED lighting, redecoration, new carpeting.

DETAILS

ACCOMMODATION

Floor	SQ FT
TOTAL	1,933

EPC

Currently being re-assessed

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

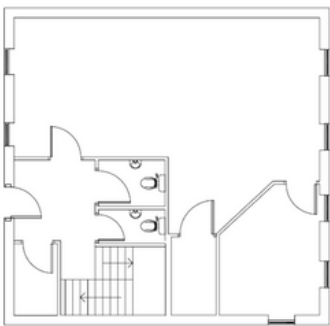
Leasehold

LEGAL COSTS

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

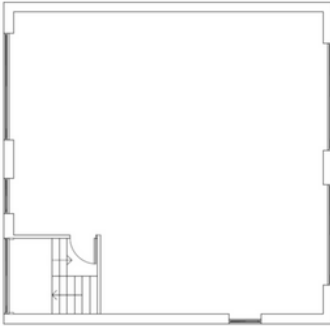
VAT

The rent is exclusive of VAT where chargeable



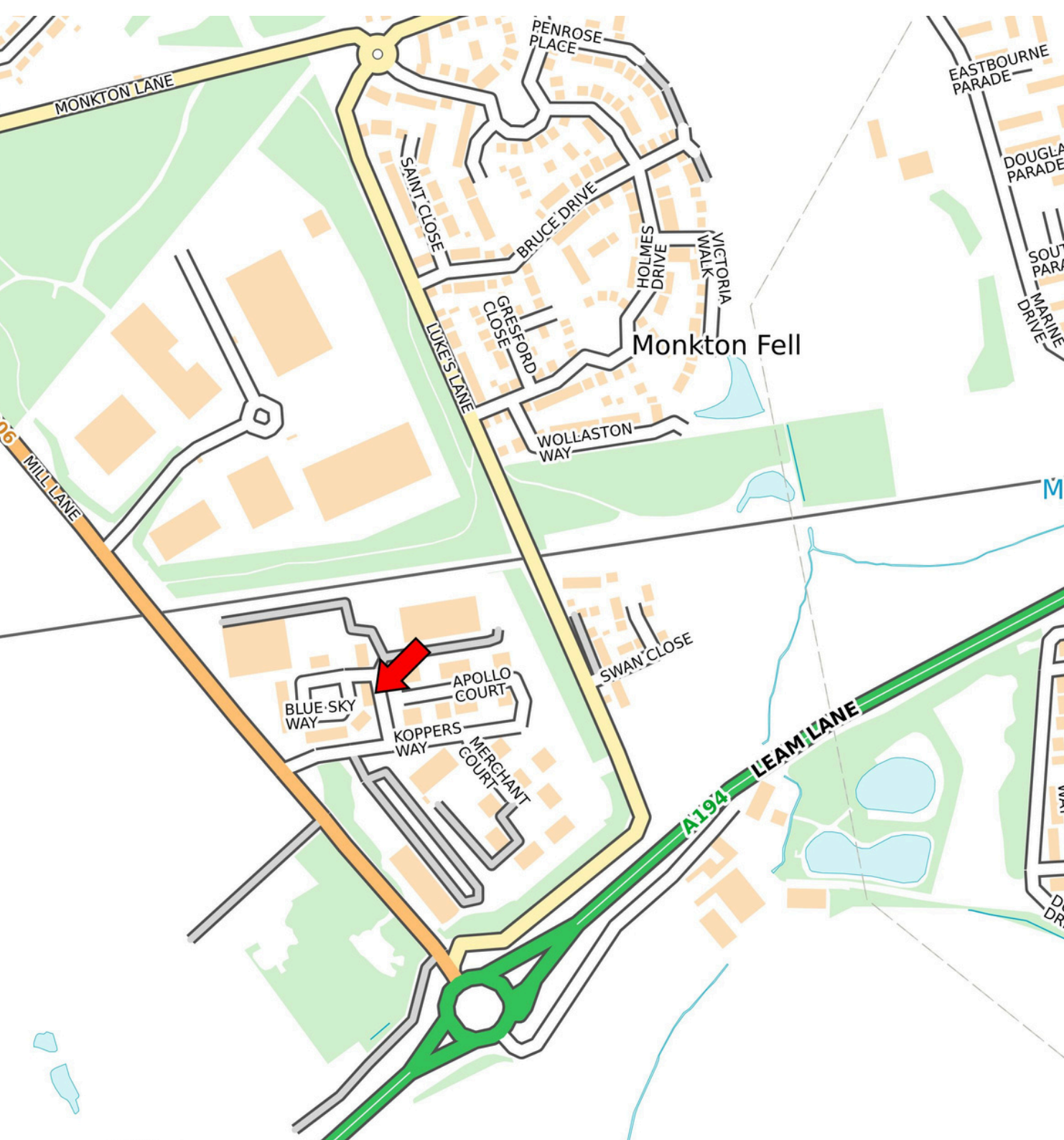
GROUND FLOOR

Open plan floor plate extending to [xx sq ft] with large meeting room and storage



FIRST FLOOR

Open plan floor plate extending to [xx sq ft] allowing the space to be fit out to meet occupiers specific requirements



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

Michael Downey

Parker Knights

DD: 0191 649 8924

M: 07711 767 423

E: mdowney@parkerknights.co.uk

W: www.parkerknights.co.uk



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