

PARKER KNIGHTS

REAL ESTATE



**8 MERCHANT COURT, MONKTON BUSINESS PARK, HEBBURN,
NE31 2EX**



ABOUT

DESCRIPTION

8 Merchant Court provides out of town office accommodation within the prominent Monkton Business Park.

The available ground floor suite benefits from demised WC's, air conditioning and excellent natural light.

A full refurbishment will be carried out to the following specification:

- New carpets
- New LED panel lighting
- Full redecoration throughout

On site parking is also available.

DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

Floor	SQ FT
Ground	3,244.24
Total	3,244.24

EPC

Rating: To be reassessed

CAR PARKING

Available

SERVICE CHARGE

£3.00 psf

BUSINESS RATES

Rates payable circa £4.35psf.
Further enquiries should be made to the local council.

TERMS

ASKING RENT

£9.50 psf

TENURE

New lease available

LEGAL COSTS

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

VAT

The rent is exclusive of VAT where chargeable





LOCATION

Merchant Court is an established out of town office location, situated within the wider Monkton Business Park.

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.

PARKER KNIGHTS

REAL ESTATE

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

Carolyn Ridley
Parker Knights

DD: 0191 649 8924

M: 07437 911 193

E: cridley@parkerknights.co.uk

W: www.parkerknights.co.uk



Misrepresentation Act: These particulars do not form part of any contract. Parker Knights nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchaser or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.