

PARKER KNIGHTS

REAL ESTATE



**1 APOLLO COURT, MONKTON BUSINESS PARK,
HEBBURN, NE31 2ES**



DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

Floor	SQ FT
Ground	1,568.3
First	1,542.4
Total	3,110.7

EXISTING TENANCY

The property is currently let to Star Refrigeration Limited, who occupy the building on a 10 year lease from 8 February 2019 with approximately 3 years unexpired and a passing rent of £25,557 per annum.

COVENANT

The tenant has a Delphi score of 100 and is with a Delphi band of very low risk. Latest accounts dated 31 December 2024 show a total turnover for £75,078,000 and pre tax profits of £1.915,000.

TERMS

GUIDE PRICE

£350,000 which reflects a NIY of 7.03% after purchaser costs of 3.9%

TENURE

Long leasehold of 125 years from 1 January 2007

LEGAL COSTS

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

VAT

The property price is subject to VAT

EPC

Rating: C

ABOUT

DESCRIPTION

Two storey detached hybrid unit comprising ground floor industrial space with first floor offices including 7 car parking spaces.

The specification includes;

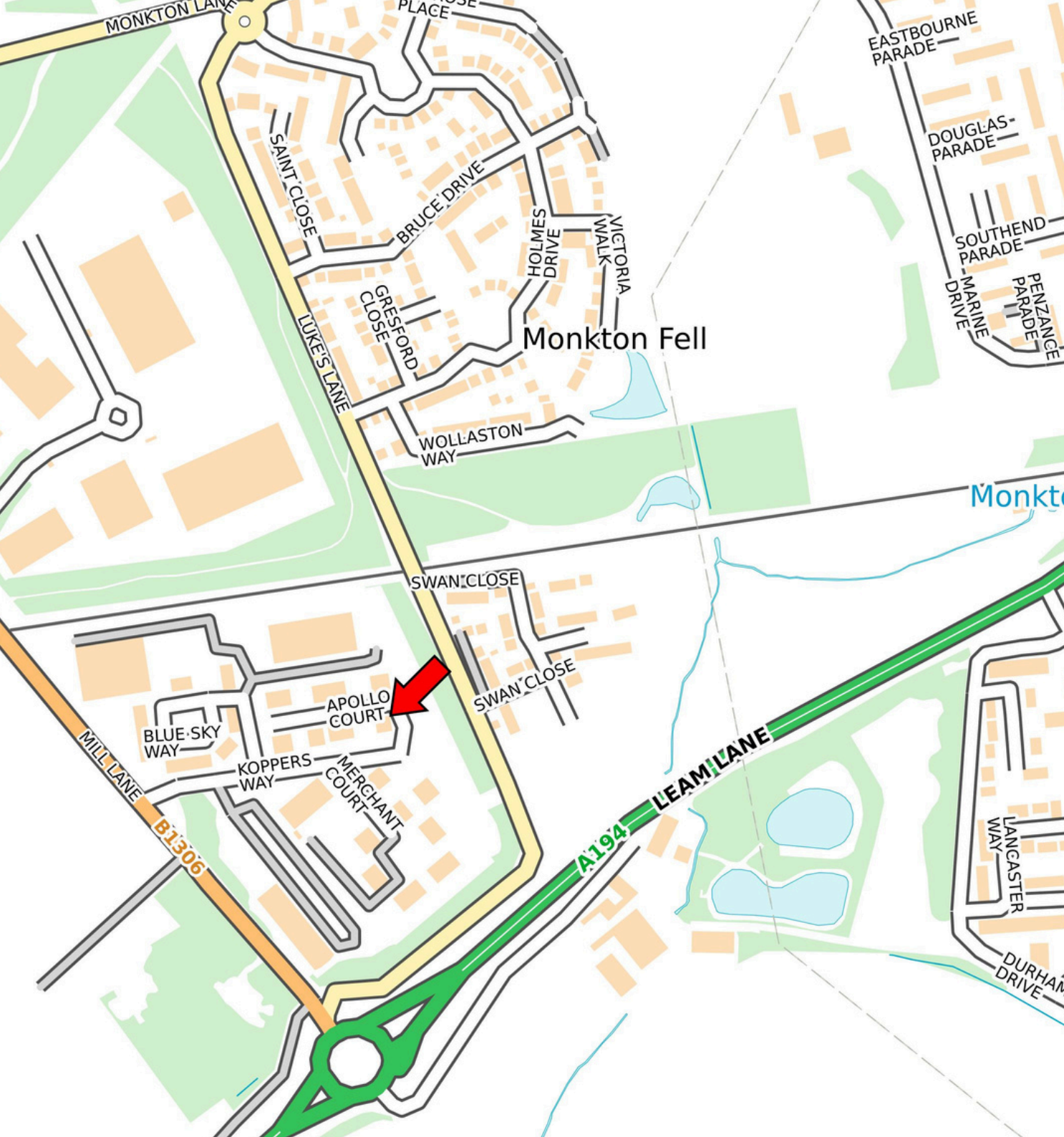
Ground Floor Industrial:

- Roller shutter access
- Concrete flooring
- 3 phase electricity

First Floor Office:

- Predominantly open plan with partitioned offices / meeting rooms
- Suspended ceilings with lighting
- Perimeter trunking





LOCATION

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

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

The area benefits from strong transport links with convenient access to both the A19 and the A184 and direct road links to the A19 and A1(M) which connect to the Tyne Tunnel.

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

CONNECTED PARTY: THE VENDOR IS CONNECTED TO PARKER KNIGHTS LTD.



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.