



**3 Hedley Court, North Shields, NE29 7ST**  
**£25,500 Per Annum**

# 3 Hedley Court, North Shields, NE29 7ST

Modern 3-storey purpose built office building  
Located in Tyne Tunnel Trading Estate, North Shields  
Good location on established trading estate  
Floor area 3230 sq ft per floor  
High quality accommodation  
VAT payable  
Available to rent as a whole unit or can be split into separate floors if required.

## LOCATION

Hedley Court, Orion Business Park is set within the established Tyne Tunnel Trading Estate in North Shields, Tyne & Wear. This is a mixed commercial environment that offers communication links to the A19 and in turn providing direct access to the A1 North and South.

The property is situated 6 miles east of Newcastle upon Tyne with access provided by the A1058 (Coast Road). Local bus services provide access to main town centres and the metro train link for journeys across the region.

## DESCRIPTION

The property is a modern three storey detached office building. Accommodation is arranged over 3 floors with lift and stairwell access. Internal finishes include LED lighting, air conditioning and provision for IT and data cabling throughout.

The open plan layout has been subdivided by current owners to meet their specific requirements. W.C and shower facilities are within the ground floor additional W.C and Kitchen facilities are in the first and second floors.

Externally the property has use of up to 48 shared parking spaces. which would be allocated to each floor in a proportionate split.

The building is available to rent as a

whole unit or as individual floors if required.

## ACCOMMODATION

Accommodation is arranged as follows and each floor is available by separate negotiation.:

Ground Floor  
Entrance 15sqm (161sqft)  
Main Office 300 sqm (3230sqft)

First Floor  
Kitchen 13sqm (140sqft)  
Main Office 300 sqm (3230sqft)

Second Floor  
Kitchen 13 sqm (140sqft)  
Main Office 300 sqm (3230 sqft)

TOTAL FLOOR AREA: 9641 sqm (10014 sqft)

## SERVICES

We understand that all mains services are connected to the property. (All interested parties should satisfy themselves with the local service providers)

Air conditioning is provided to all main office areas and wall mounted electric heaters are provided in other areas.

## PLANNING

We understand that the premises have planning permission for use as an Office under class E of the Town and Country (Use Classes) Order 1987 (as amended)

## RATING LIABILITY

According to the Valuation Office Agency (VOA) website the premises as a whole has a rateable value of £65,000

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is C. A full copy of the report is available on request.

## PRICE

Ground Floor Rental - £25,500 p/a

First Floor Rental - £25,500 p/a

Second Floor Rental - £25,500 p/a

Rental of unit as a whole £67,500 p/a

## VAT

VAT would be payable and all prices are quoted exclusive of VAT at the prevailing rate .

## MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

## SERVICE CHARGE

A service charge is payable (2021 £8,600 pa) for the whole unit chargeable pro-rata along with buildings insurance.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including: Residential Sales and Lettings Commercial Sales and Lettings Professional Valuation of Commercial and Residential Property Home-buyer Survey and Valuation Property Management Acquisition To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	