



11 New Quay, North Shields, NE29 6LQ
£525

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Office 2

First Floor 4 person office in historic Quayside location.

Net Internal Area 26.73 Sq m (287.72 Sq ft)

Rent £525 PCM inclusive of services

Rent: £325pcm + VAT / Service Charge: £200pcm

OFFICE 2

Location

The property is located on North Shields Quayside close to the Ferry Landing and the Fish Quay. The immediate area is predominately residential although there are numerous nearby restaurants and licensed premises.

Accommodation

The accommodation comprises a first floor corner office which forms part of a former Public House which has recently undergone extensive alterations and refurbishment to provide high quality office accommodation. Available furnished or unfurnished.

The Net Internal Area (NIA) is as follows:

26.73 Sq m (287.72 Sq ft)

Fully refurbished office environment - High standard of finish including window blinds, floor boxes to the office, and provision of modern kitchen, W.C., Shower Room. Secure access with CCTV, intercom and alarm. Power and data outlets, Broadband, lighting and gas central heating. Shared Ground floor Meeting Room (available to book at no extra charge).

Shared Ground Floor Meeting Room

Services

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

Planning

We understand that the premises have planning permission for use as Office accommodation as designated under class B1 of the Town and Country (Use Classes) Order 1987 (as amended)

Rating Liability

The property is not assessed for business rates. Interested parties should contact The Business Rates Department at North Tyneside Council for further information.

Tenure

The property is available on flexible lease terms. With minimum 6 month term.

Energy Performance Certificate

Full details upon request

Costs

The ingoing Tenant will be responsible for the Landlords reasonable legal fees involved with the preparation of the lease.

VAT

All prices quoted are exclusive of VAT at the prevailing rate

Services

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

Further Information

For further information please contact Richard Fenwick at RA Jackson & Son on 0191 257 1253 or email richard.fenwick@rajackson.co.uk. All properties are available at www.rajackson.co.uk

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