

TO LET

Silverlink Business Park 1-9 Kingfisher Way,
Wallsend, Tyne And Wear, NE28 9ND



Office Accommodation

698 Sq Ft (64.84 Sq M)

- Self contained offices
- On site car parking
- Modern office accommodation
- New leases available

For further information please contact:

Jessica Ross
E: jessica@naylorsgavinblack.co.uk
DD: 07702528881

Ellie Combe
E: ellie.combe@naylorsgavinblack.co.uk
DD: 07544655575

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

Silverlink Business Park 1-9 Kingfisher Way,
Wallsend, Tyne And Wear, NE28 9ND

Location

Silverlink Business Park is located to the north of Silverlink Retail Park and immediately south of Cobalt Business Park, the UK's larger office park. The location provides direct access to the A19 and A1058 Coast Road and Newcastle City Centre is approximately 5.5 miles to the west of the development. Newcastle Airport is within a 20 minute journey and the Tyne Tunnel is within a short distance.

The estate benefits from the nearby amenities of the Retail Park where an array of shopping, food and drink outlets can be found. There is also a selection of hotels in the vicinity including The Village Hotel.

Description

Silverlink Business Park is a modern office development situated between Silverlink Retail Park and Cobalt Business Park. The business park provides 9 individual office buildings in an attractive landscaped courtyard setting with generous on-site car parking. The offices are available to let as a self-contained buildings or on a floor by floor basis.

The offices at Silverlink Business Park benefit from the following:

- Gas Central Heating
- Recessed Category II lighting
- Perimeter trunking
- Kitchen & WC facilities.

Accommodation

The property has been measured and comprise of the following areas:

	Sq Ft	Sq M
Office 4B	698	64.84
Office 6B	698	64.84

Rent

£1,281 Per Month

EPC

Available upon application

Rateable Value

The units have a rateable value of £6,400.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

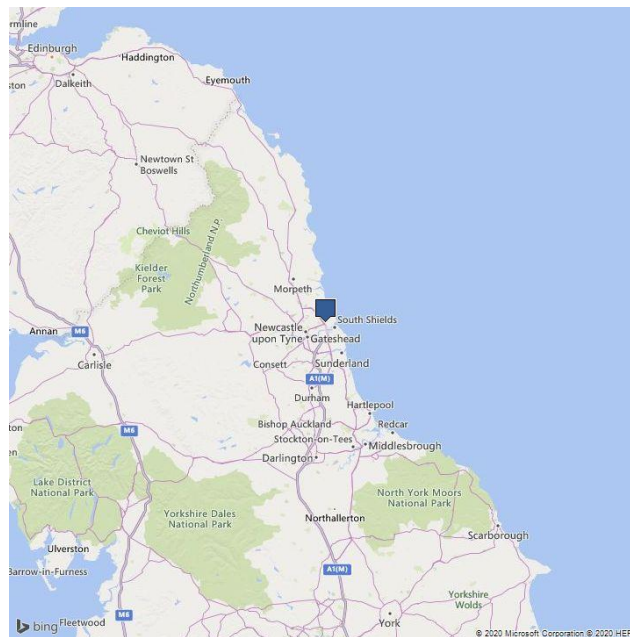
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

TO LET

Silverlink Business Park 1-9 Kingfisher Way,
Wallsend, Tyne And Wear, NE28 9ND



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order