

TO LET

- ✓ Located on well established Business Park
- ✓ Excellent Roadlinks to both the A19 and A1
- ✓ High Quality Space
- ✓ Generous parking allocation
- ✓ Floor plans available upon request
- ✓ 28 car parking spaces



3 Hedley Court, North Shields NE29 7ST

Modern Office Accommodation

1,309 - 4,650 Sq Ft
(122 - 432 Sq M)



DESCRIPTION

A modern, three-storey detached office building offering high-quality workspace across three floors, with lift access and a central stairwell. The building features energy-efficient LED lighting, air conditioning, and comprehensive provisions for IT and data cabling throughout. Two floors are currently available, both providing a spacious open-plan layout and benefiting from dedicated WC and modern shower facilities. Externally, the property offers a generous parking allocation, ensuring convenient access for staff and visitors alike.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	1,309	122
Part First Floor	3,341	310
Total	4,650	432

LOCATION

Located within the well-established Tyne Tunnel Trading Estate in North Shields, this property benefits from a thriving mixed commercial environment. The estate offers excellent connectivity, with convenient road links to the A19, providing direct access to the A1 both north and south. Additionally located only 6 miles East of Newcastle Upon Tyne with good transport links.

TERMS

Leasehold

RENT

£10.50 per square foot

BUSINESS RATES

Rateable Value - £70,000 for the whole building. TBA on a split floor basis.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

C

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 20-Mar-2025

**Lambert
Smith
Hampton**

Niall Combe
07843 818 340
ncombe@lsh.co.uk

Chris Pearson
0191 211 1555
chrisp@naylorsgavinblack.co.uk

Ellie Combe
07544 655 575
ellie.combe@naylorsgavinblack.co.uk