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

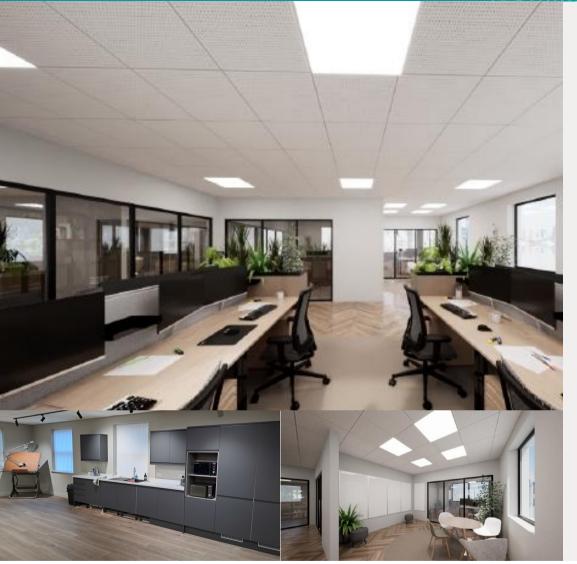


3 Hedley Court, North Shields NE29 7ST

Modern Office Accommodation

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

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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

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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