

Office Suites To Let

REF: NE1814

4th Floor CAI Building, Royal Quays, North Shields NE29 6DE



- Self - contained office suites.
- Suites from 2,600 sq.ft. to 10,500 sq.ft.
- Designated car parking.
- Tenant incentives available.
- Excellent road access.
- RENTS FROM £8 per sq. ft.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

0191 487 8566
www.northeastcommercial.co.uk

4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

CAI enjoys a highly prominent location at the entrance to Royal Quays, a popular commercial location adjacent to the Outlet Centre. Retail occupiers include Marks & Spencers, Next and Costa Coffee with leisure operators Brewsters, Wet 'n' Wild and Gutterball Alley also on the estate.

Access is excellent via the A19 and whilst this is a busy commercial area, there are popular residential areas close by including Wallsend, North Shields and Whitley Bay with South Tyneside just through the Tyne Tunnel. Public transport is serviced by a regular bus service and Metro Stations at Percy Main and Meadow Well.

Description

The opportunity comprises the fourth floor of a 7 storey brick built office building with a distinctive curved roof of steel construction. The building has the benefit of a manned ground floor reception desk, gas fired central heating throughout, raised access floors, passenger lifts and male, female and disabled toilet facilities.

Access and car parking is available to both the front and rear of the property and there is generous parking (circa 1 space per 300 sq.ft.) for both occupiers and visitors.

Accommodation

The property has been measured in accordance with the Code of Measuring Practice and reported on a Gross Internal Area basis as follows:

Fourth Floor

Office Suite 1 circa 2,600 sq.ft. (242 sq.m.).

Office Suite 2 circa 8,000 sq.ft. (744 sq.m.).

Ladies Toilets

Gents Toilets

Disabled Toilets

Money Laundering Regulations

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



Terms

The property is available on a new lease for a term of years to be agreed at a rent equating to £8 per square foot. There will be a service charge applicable which covers the upkeep of the common parts, landscaping and car parking.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the preparation of the lease.

Business Rates

We are verbally informed that the premises are assessed as follows:

Description	Rateable Value
Offices	£25,250
Offices	£64,575

EPC

Rating C.

VIEWING STRICTLY BY APPOINTMENT



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