

**ONE OF THE BIGGEST FLOORPLATES
IN THE NORTH EAST**

KINGS COURT

**MODERN OFFICE SPACE WITH
GENEROUS PARKING TO LET**

ROYAL QUAYS, NORTH SHIELDS NE29 6AR

VACANT SPACE AVAILABLE TO LET



DESCRIPTION

The first floor comprises an open plan floor plate with the option of further sub divisions. The accommodation comprises four pipe fan coil comfort cooling system, suspended ceiling with strip lighting and fully accessible raised access flooring. There is male, female and disabled WC facilities located on the first floor. Externally the car park provision for this floor is 1:234 sq ft.

Both floor plates benefit from a manned reception, 24 hour access and on site bike storage.

- Open plan accommodation
- Suspended ceiling incorporating Cat II recess lighting
- Four pipe fan coil comfort cooling system
- Full accessed raised floors
- Male, female and disabled WC's
- 24 hour access
- On site bike storage
- Ample car parking spaces



LOCATION

Kings Court is prominently located overlooking the roundabout junction of the A187 and Earl Grey Way.

Nearby Royal Quays is a well established business park with excellent retail and leisure amenities. There is convenient access to two local Metro stations and a regular bus service serving North Tyneside and Newcastle city centre which is approximately 9 miles to the west.

North Shields is a busy and popular north east town that acts as both a residential and commercial centre. The town is positioned between Wallsend and Tynemouth and circa 9 miles east of Newcastle city centre making it popular with commuters.

The A1058 Coast Road provides direct access into North Shields via Newcastle city centre.



0.5 MILES
Port of Tyne



1 MILE
To A19



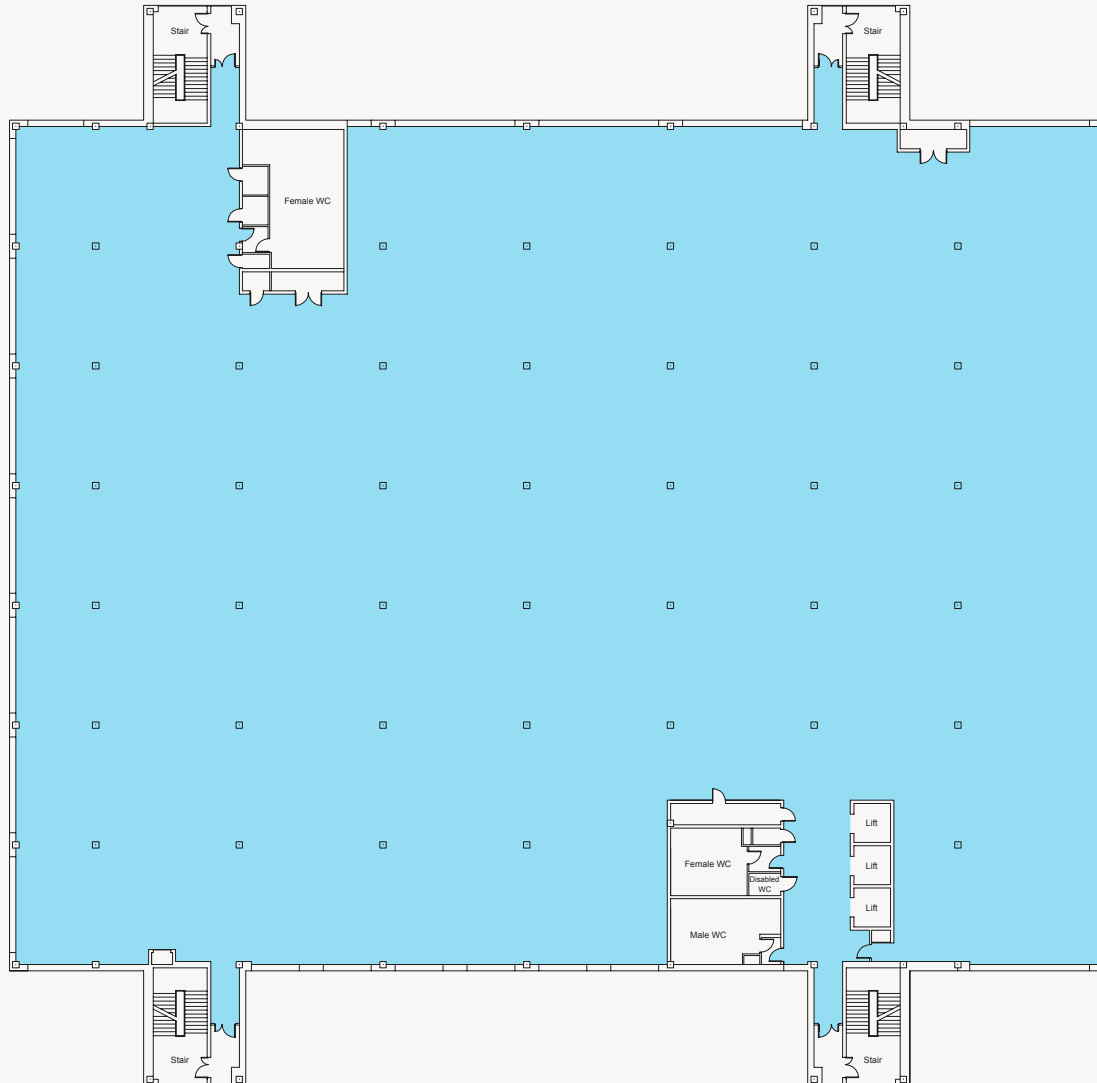
8 MILES
Newcastle city centre



16 MILES
Newcastle International Airport



ACCOMMODATION



SUBSTANTIAL FIRST FLOOR OFFICE SPACE
WITH AMPLE CAR PARKING SPACES

DESCRIPTION	SQ M	SQ FT
First Floor	3,307 sq m	35,600 sq ft

FIRST FLOOR: SUITES SPLITS AVAILABLE FROM 2,000 SQ FT



**THE FIRST
FLOOR
COMPRISES
AN OPEN PLAN
FLOOR PLATE WITH
THE OPTION OF
FURTHER SUB
DIVISIONS**



**MODERN
OPEN PLAN
ACCOMMODATION
TO GROUND AND
FIRST FLOOR
LEVEL**



TERMS

ENERGY PERFORMANCE CERTIFICATE

The Landlord is currently undertaking works to improve the current EPC rating on both the ground and first floor.

SERVICE CHARGE

Available upon request.

VAT

All prices quoted are deemed exclusive of VAT where applicable.

LEASE TERMS

The accommodation is available by way of a new Full Repairing and Insuring lease via a service charge for a terms of years and rent to be agreed, subject to contract.

LEGAL COSTS

Each party to bear their own legal costs incurred in the preparation and settlement of any letting documentation together with any VAT thereon.





CONTACT



Constantine Thanopoulos

0161 220 1999

07718 884 764

constantine.thanopoulos@hurstwoodholdings.com



Kevin McGorie

01912 690 174

07901 710 671

Kevin.McGorie@sw.co.uk



Michael Downey

0191 649 8924

07711 767 423

mdowney@parkerknights.co.uk

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