



Infinity Park

Monkton Business Park South, Hebburn,
Tyne and Wear NE31 2EQ

LAST
REMAINING UNIT



TO LET

Brand New Industrial Unit

Unit B - Infinity Park 16,184 sqft

*Improving
our Environment...*

HELLENS

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Location

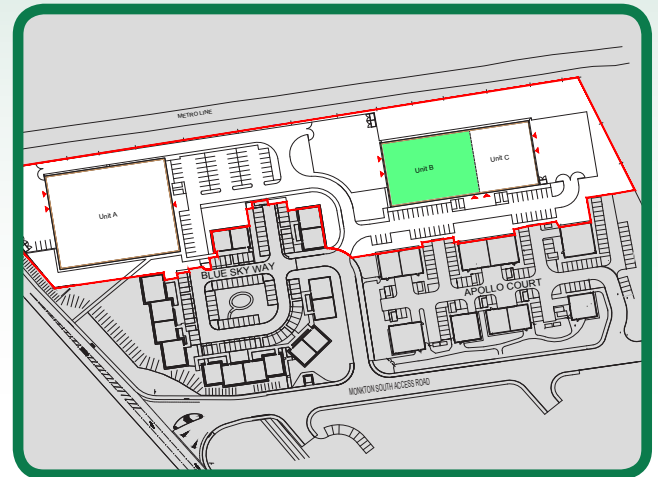
Monkton Business Park South is located east of the B1036 carriageway which provides easy access onto the A194 Leam Lane, which in turn links into the A19 and A1M both north and south. The main Nissan manufacturing plant is situated approximately 4.4 miles to the South with Newcastle City Centre 4.9 miles to the West.

Description

Infinity Park comprises 3 new industrial units built to a high specification. Unit B is semi-detached with two storey offices, a large dedicated service yard and allocated car parking spaces. A brief specification is outlined below:-

Specification

- Steel portal frame
- Insulated composite sheet cladding to the roof and walls
- Good quality office space
- Internal haunch heights of 6 metres
- Three-phase electricity supply: 150 KVA
- 26 on site car parking spaces
- Secure service yard
- 2 electrically operated sectional up and over loading doors
- Attractive Landscaping



Services

All main services are connected to the properties.





Schedule of Accommodation

Warehouse	1,288 sq m	12,861 sq ft
Ground Floor Office	108 sq m	1,161 sq ft
First Floor Office	108 sq m	1,161 sq ft
Total GIA	1,504 sq m	16,184 sq ft

Tenure

The units are available by way of new full repairing and insuring leases for a term to be agreed.

Planning

The units are suitable for B2 General Industrial and B8 Storage and Distribution uses.

Viewing

Strictly by appointment agreed prior with the letting agents.

Rateable Value (RV)

The rateable value will be assessed upon completion. For further information please contact South Tyneside Council billing authority.

Energy Performance

Energy Performance Certificates (EPC) will be available upon completion of the scheme.

Legal Costs

Both parties are responsible for their own legal costs.

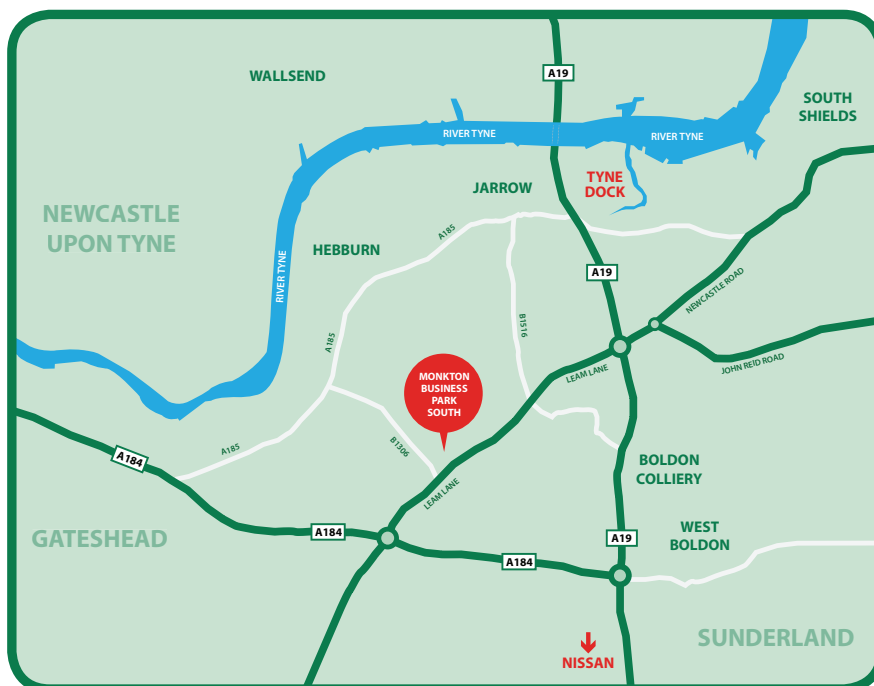
VAT

All figures quoted are exclusive of VAT where chargeable.

Misrepresentation Act

These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract.
January 19.

Location	Distance
Port of Tyne	3.6 miles
Nissan Motor Manufacturing UK Ltd	4.4 miles
Gateshead	4.5 miles
Newcastle Airport	13 miles
Newcastle upon Tyne	4.9 miles
Team Valley	6.8 miles
Sunderland	9.1 miles
Port of Blyth	16 miles
PD Teesport	36 miles



Viewing Strictly by appointment with Letting Agents



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North East
Local Enterprise Partnership



HM Government