



# Osprey House

Kingfisher Way, Silverlink Business Park, North Tyneside, NE28 9ND

**FINAL SUITE  
AVAILABLE**

REFURBISHED OFFICE SPACE

# TO LET

- Excellent business environment and amenities 2 minutes from Silverlink Retail Park.
- Good access to major transport links A19 / A1058 Coast Road
- High profile onto Middle Engine Lane with good signage opportunities
- On site car park spaces



**Final Suite Remaining - 223.15 sq m (2,402 sq ft)**

## Location:

The property is located in Silverlink Business Park which is situated adjacent to the A19 and A1058 Coast Road. The business park lies 7.5 miles east of Newcastle City Centre. The immediate locality provides a broad range of commercial uses such as Silverlink Shopping Park that includes M&S, Boots, McDonalds together with a variety of other restaurants. The property is also located immediately adjacent to Cobalt Business Park which is the UK's largest office park. There is also a children's nursery, selection of hotels and car showrooms within the vicinity. Newcastle International Airport is located within a 20 minute drive.



## Accommodation:

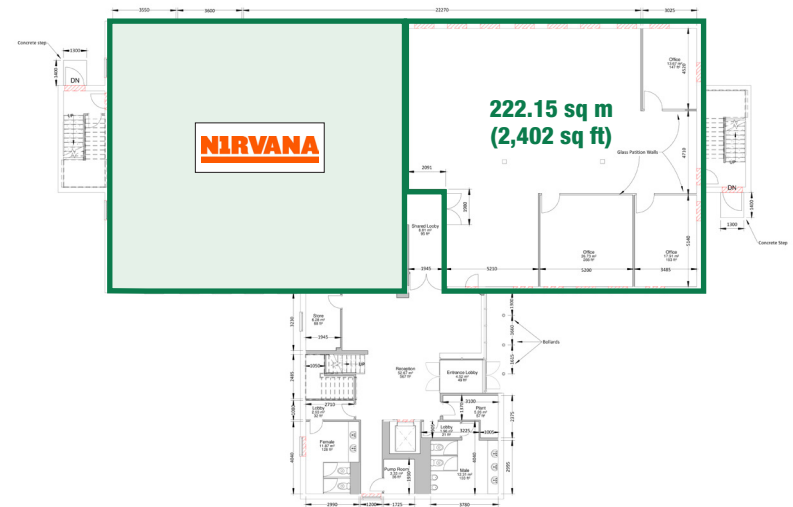
The building has been recently refurbished internally and benefits from a generous reception area, male/female and disabled WCs, an eight person passenger lift and kitchen facilities. The available office accommodation is predominantly open plan with raised access floors, suspended ceilings and recessed lighting. The space also benefits from several existing partitioned offices/meeting rooms together with a separate server room. The whole property benefits from 48 designated car parking spaces. Virgin Superfast Broadband is also available in the property.

**Rent:** The rent is £10.00 per sq. ft. per annum exclusive of service charge, rates and VAT.

**EPC:** The property has an EPC rating of Band D (94).



## GROUND FLOOR



## FIRST FLOOR



Strictly by prior appointment via joint agents BNP Paribas Real Estate and Naylors.

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