



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

# SILVERLINK BUSINESS PARK

1-9 KINGFISHER WAY, WALLSEND, NE28 9ND



**TO LET**

SELF CONTAINED OFFICE SUITES

**FROM 548 - 2,623 SQ FT**

(51 - 244 SQ M)



**EXCELLENT LOCATION**



**MODERN OFFICE DEVELOPMENT**

[www.whittlejones.com](http://www.whittlejones.com)



# WELCOME TO SILVERLINK BUSINESS PARK

## DESCRIPTION

Silverlink Business Park is a modern office development situated between Silverlink Retail Park and Cobalt Business Park.

The business park provides 9 individual office buildings in an attractive landscaped courtyard setting with generous on-site car parking.

The offices are available to let as self-contained buildings or on a floor by floor basis with sizes ranging from 548 sq ft up to 2,623 sq ft. There is also a range of smaller office suites within the Innovate @ Silverlink scheme, suitable for 2 persons up to 6 persons.

## SPECIFICATION

The offices at Silverlink Business Park benefit from the following:

- Gas central heating
- Recessed Category II lighting
- Perimeter trunking
- Kitchen & WC facilities





**EPC**

Energy Performance Certificates (EPC) for all properties are attached.

**TERMS / RENT / OTHER CHARGES**

Office suites are available on flexible leases at competitive rents. Details of rent and other charges are available on request via the letting agents. All figures quoted are exclusive of, and will be subject to VAT at the prevailing rate.

**ACCOMMODATION/AVAILABILITY**

The offices are available as self contained buildings or on a floor by floor basis with sizes ranging from 548 sq ft to 2,623 sq ft.

There is also a range of smaller suites within the Innovate@Silverlink scheme, please call for current availability.

Building	Sq ft	Sq m
Unit 1 & 2	2,623	244
Unit 3 & 4 Ground Floor	1,096	102
Unit 3 & 4 First Floor	1,404	130
Unit 5	1,227	114
Unit 6	1,227	114
Unit 5 & 6 Ground Floor	1,096	102
Unit 5 & 6 First Floor	1,404	130
Unit 7	1,227	114
Unit 8	1,227	114
Unit 9	2,339	217
Suite 9A (2 Desks)	175	16
Suite 9B (3 Desks)	211	20
Suite 9C (6 Desks)	354	33





## LOCATION

Silverlink Business Park is located to the north of Silverlink Retail Park and immediately south of Cobalt Business Park, the UK's largest office park. The location provides direct access to the A19 and A1058 Coast Road and Newcastle City Centre is approximately 5.5 miles to the west of the development. Newcastle Airport is within a 20 minute journey and the Tyne Tunnel is within a short distance.

The estate benefits from the nearby amenities of the Retail Park where an array of shopping, food and drink outlets can be found. There is also a selection of hotels in the vicinity including The Village Hotel.

## DISTANCES

Tyne Tunnel	2.1 Miles	4 Mins
Newcastle City Centre	5.5 Miles	10 Min
A1(M)	7.5 Miles	14 Mins
Newcastle Airport	11.5 Miles	20 Mins

Source TheAA.com

SILVERLINK BUSINESS PARK • 1-9 KINGFISHER WAY • WALLSEND

SAT NAV POSTCODE

NE28 9ND



## VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing contact one of the letting agents:

[www.whittlejones.com](http://www.whittlejones.com)

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