



NORTHERN TRUST
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TO LET

SILVERLINK BUSINESS PARK

1-9 KINGFISHER WAY, WALLSEND NE28 9NX

OFFICE SUITES

606 - 2,623 sq ft (56 - 244 sq m)

KEY FEATURES

- Prominent location
- Modern office development
- Direct access to A19 and A1058 Coast Road
- Good public transport links
- Flexible terms



CONTACT US:

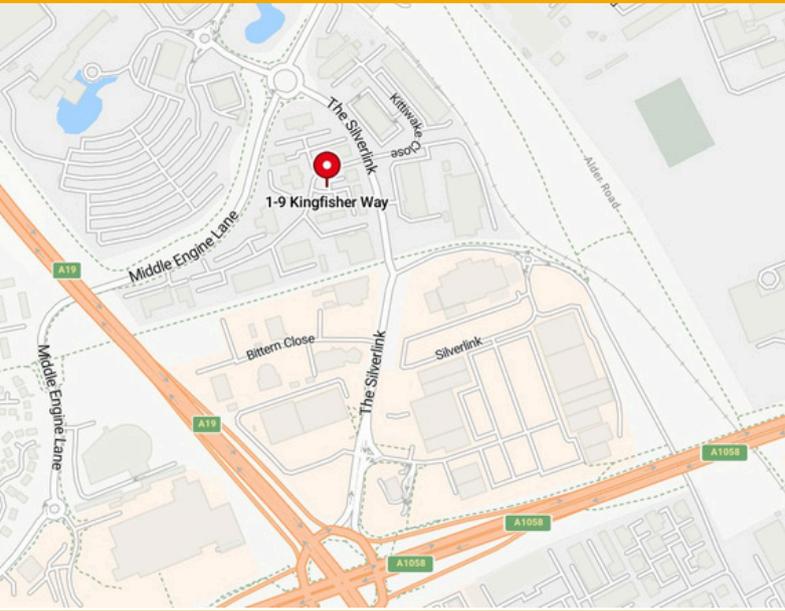
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SILVERLINK BUSINESS PARK

1-9 KINGFISHER WAY, WALLSEND NE28 9NX



LOCATION

Silverlink Business Park is located between Silverlink Shopping Park and Cobalt Business Park. The location is well placed for direct access to the A19 and A1058 Coast Road. Newcastle City Centre is approximately 5.5 miles to the west and the Tyne Tunnel a few minutes away. The estate benefits from the nearby amenities of the Shopping Park and Cobalt Exchange 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 and Premier Inn (Holystone).

OFFICE SUITES

606 - 2,623 sq ft (56 - 244 sq m)

DESCRIPTION

1-9 Kingfisher Way is a modern office development on Silverlink Business Park comprising 9 individual office buildings in an attractive landscaped courtyard setting with on-site car parking. The offices are available to let as self contained buildings or as individual suites with sizes ranging from 606 sq ft to 2,623 sq ft. There are also a range of smaller office suites suitable for 2 to 6 persons.

SPECIFICATIONS

- Gas central heating
- Recessed LED lighting
- Kitchen and WC facilities

EPC

Individual EPC certificates available on request.



TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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