



TO LET

SILVERLINK BUSINESS PARK

1-9 KINGFISHER WAY, WALLSEND NE28 9NX



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

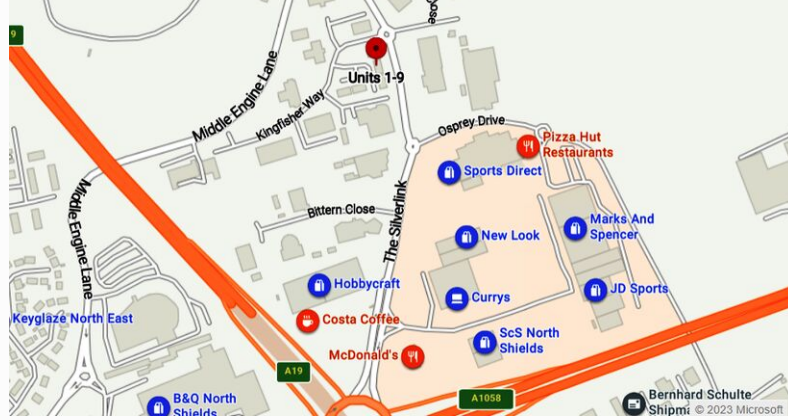
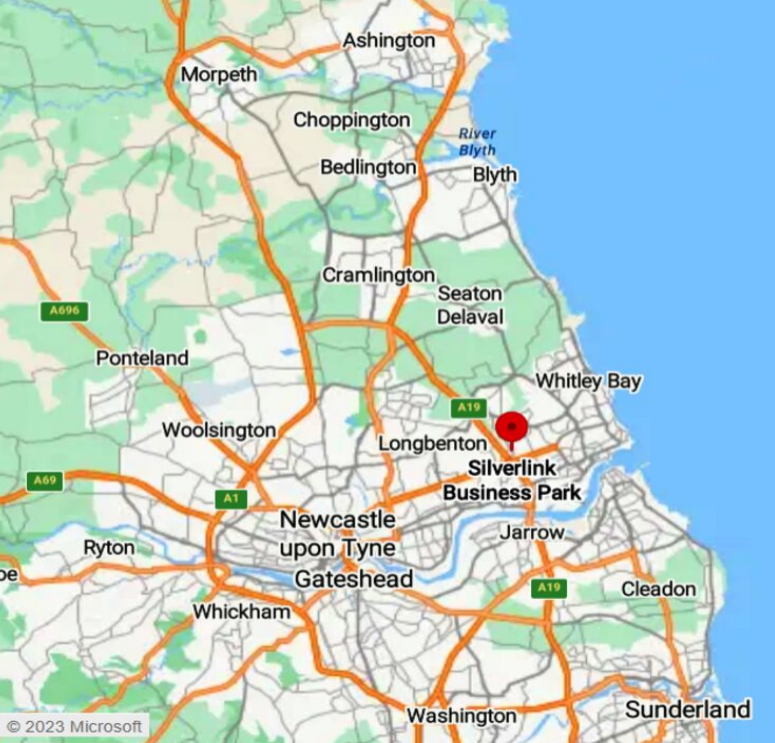
OFFICE SUITES

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



NORTHERN TRUST

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TRAVEL DISTANCE

	Miles	Mins	Transport
A19 Tyne Tunnel	2.1	4	Car
Newcastle City Centre	5.5	10	Car
A1 (M)	7.5	14	Car
Newcastle Airport	11.5	20	Car

Source: theAA.com

SILVERLINK BUSINESS PARK

1-9 KINGFISHER WAY, WALLSEND



LOCATION

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

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 600 sq ft to 2,623 sq ft. There are also a range of smaller office suites suitable for 2 to 6 persons.

SPECIFICATION

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

EPC

Copies of individual certificates are available upon request.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Northern Trust or Naylor's Gavin Black to arrange a viewing or for further information



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