

6 MONTHS  
RENT FREE

On the Instructions of



# SOUTH SHIELDS NE33 4QB

## Duncan House, Crossgate



### Accommodation

The offices comprise the following approximate floor areas:

	Sq m	Sq ft
<u>East Wing</u>		
Ground Floor	384.15	4,135
First Floor	496.03	5,339
Second Floor	493.42	5,311
Third Floor	507.71	5,465
<u>West Wing</u>		
Ground Floor	257.25	2,769
First Floor	333.68	3,591
Second Floor	295.92	3,185
Third Floor	298.68	3,215
<b>Total Accommodation</b>	<b>3,066.84</b>	<b>33,010</b>

Note: The above areas have been calculated on an approximate net internal basis and must be verified by interested parties.

### Location

Duncan House is situated in a prominent position on the south side of Crossgate at its junction with Claypath Lane. The offices benefit from excellent access to the regional road network via the A194(M) and the A19 which are both approximately 5 minutes drive away and South Shields town centre with its Metro Station, Ferry Terminal and local bus routes providing excellent public transport facilities. South Shields is approximately 6 miles to the east of Newcastle city centre and approximately 7.5 miles to the north of Sunderland city centre.

South Shields town centre is within a 5 minute walk via Fowler Street to the pedestrianised King Street.

Surrounding occupiers include Springs Health Club, SCS, BT telephone exchange and South Tyneside Council.

### Description

Duncan House is a four storey office building constructed in the mid 1970s and is a mixture of cavity brickwork, decorative concrete panelling and continuous curtain wall glazing.

Internally the offices have been fitted out to a good standard.

### Amenities

- Suspended ceilings
- Fluorescent tube lighting
- Perimeter trunking
- Carpet tiled floor
- Floor to ceiling height 2.61 m
- Central heating
- Two 8 person passenger lifts
- Male and female WCs
- 47 allocated on-site parking spaces

### Terms

The property is available on a freehold basis with vacant possession. Guide price available upon application.

Alternatively, the offices are available to let on a floor by floor or wing by wing basis by way of a new full repairing and insuring lease for a term to be agreed at a commencing rental of £10.00 per sq ft.

### Incentives

An incentive equivalent to 6 months rent free is available subject to covenant status and length of lease, to be given as a reduced rent over the first year of the term.

### Rating

The offices have not yet been separately assessed for rating purposes. Interested parties are advised to contact the Local Authority for verification purposes.

### VAT

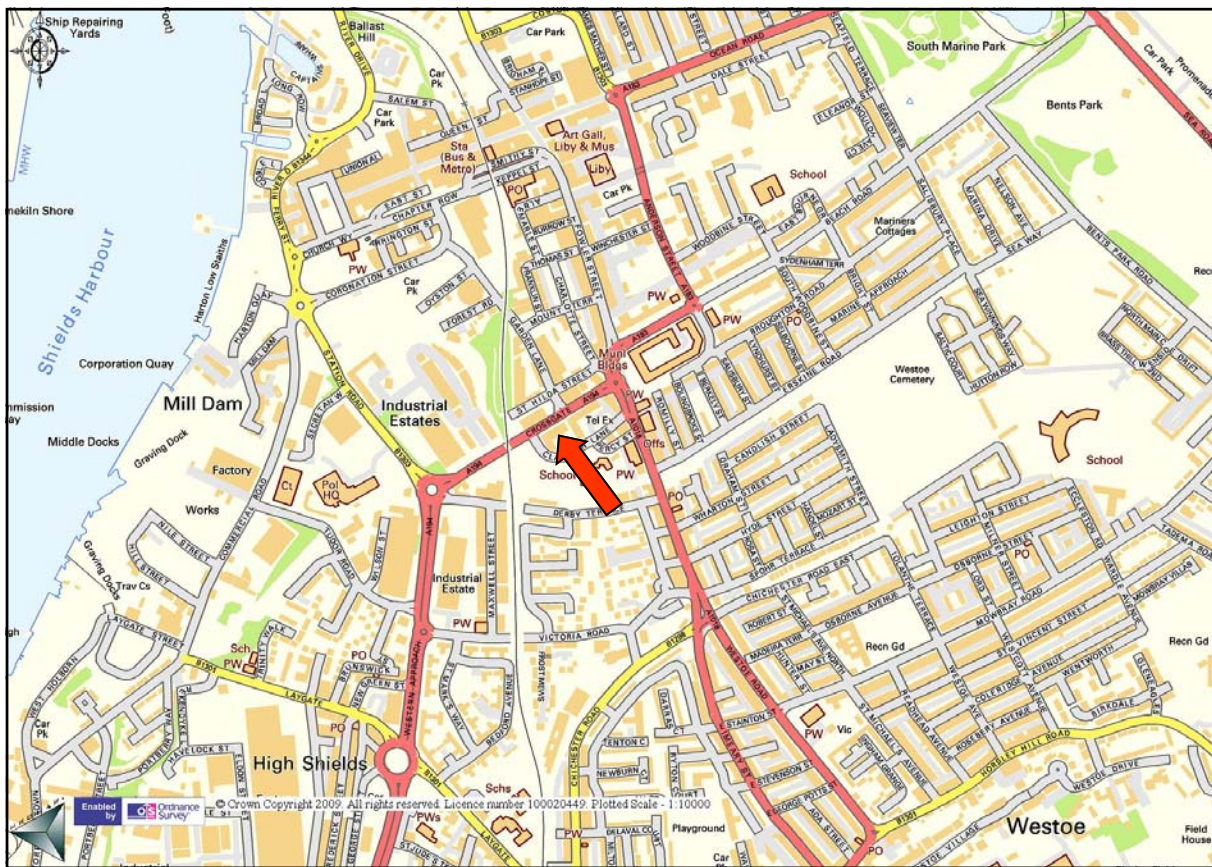
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment through joint agents.

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