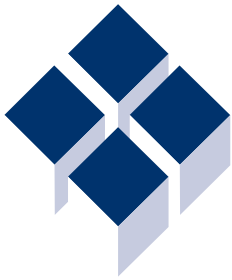




PRIORITY SITES



New Business Units For Sale/To Let

2,500 Sq.ft (232 Sq.m) to 5,000 Sq.ft (465 Sq.m)

APOLLO COURT, MONKTON SOUTH BUSINESS PARK, SOUTH TYNESIDE



Photo of similar scheme

Apollo Court is a development of ten high tech business units aimed at companies requiring a 50/50 split between office and assembly/storage space. The accommodation is provided over two floors with the ground floor being predominantly assembly which can easily be converted into other space such as laboratory or offices. The first floor consists of a fully fitted office suite which is accessed via stairs or a platform lift.

- 40 minutes
- 20 minutes
- 2 minutes
- 5 minutes
- on-site
- 5 minutes



In partnership with





**SATELLITE
NAVIGATION
INFORMATION**



PRIORITY SITES

ACCOMMODATION (PHASE 1)

Unit	Sq.ft	Sq.m	Unit	Sq.ft	Sq.m
1	3,000	279	6	2,750	255
2	2,500	232	7	2,750	255
3	2,500	232	8	4,000	372
4	3,600	334	9	4,000	372
5	4,500	418	10	5,000	465

SPECIFICATION

Assembly Area

- Glazed goods doors
- Floor loading 30 kN/Sq.m
- Lighting
- All mains services connections
- WC facilities
- Platform lift and stairs to first floor

First Floor

- Heated and carpeted
- Suspended ceilings
- Cat 2 lighting

PLANNING

Planning permission has been granted for B1 (Business)

TERMS

The units are available for sale by way of a 999 year lease or to let on a 10 year lease with a review at the 5th year. All prices, sale charges and rents will be subject to VAT at the standard rate.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

SUSTAINABILITY AND DESIGN

These units have been designed to achieve a Very Good BREEAM (Building Research Establishment Environmental Assessment Method) rating. This means that sustainability and environmental issues have been taken into account in their construction and future operations.

FUTURE MANAGEMENT

The landlord, in return for a service charge, will provide a managing agent to maintain all communal areas. Internal roadways, area landscaping and communal car parking.



SITE PLAN



LOCATION MAP

LOCATION

The Monkton South Business Park is ideally located just off the A194(M) 1 mile to the south with the A19 1½ miles to the east. Comprising over 40 acres in total, Monkton is home to industrial and distribution users to the north whilst the southern side is primarily aimed at office and IT uses. It is quickly establishing itself as a first class business park and is home to companies as diverse as Ford Motor Components, VMS Ltd, Dalzell Foods and Siemens.

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PRIORITY SITES

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