

NEPTUNE COURT

ORION BUSINESS PARK, NORTH TYNESIDE



FOR SALE/TO LET

Units ranging from 330 sq m (3,550 sq ft)

up to 754 sq m (8,120 sq ft)

ORION
BUSINESS PARK
N O R T H T Y N E S I D E
S P A C E T O W O R K I N

LOCATION

Neptune Court forms part of the established Orion Business Park. The site has excellent transport links, being on the junction of the A19 and the A1058 Coast Road, adjacent to the recently completed improved public transport route known as Route 19 (formerly The Stephenson Jobs Link). The area has the advantage of a trained labour force in close proximity to the site.

Adjoining occupiers and developments include Tyne Insulation, Priority Sites, Gladmans and Evans Easy Space.

DESCRIPTION

The development offers a range of modern units constructed around a central courtyard.

The units range from 330 sq m (3,550 sq ft) up to 754 sq m (8,120 sq ft) and each building includes the following specification.

- Height 5.5m to underside of haunch.
- Floor loadings 30 kN/m²
- Electrically operated up and over door, 3m x 4m
- Concrete loading areas
- Designated car parking

TENURE

The properties are available to purchase or rent and full particulars can be provided on application.

ACCOMMODATION		
UNIT	SQ M	SQ FT
1	469.24 sq m	5,051 sq ft
2	468.28 sq m	5,041 sq ft
3	330.32 sq m	3,556 sq ft
4	329.93 sq m	3,551 sq ft
5	468.10 sq m	5,039 sq ft
6	469.50 sq m	5,054 sq ft
7	563.40 sq m	6,065 sq ft
8	562.39 sq m	6,054 sq ft
9 & 10	754.35 sq m	8,120 sq ft

A JOINT DEVELOPMENT BY



YORVALE

VIEWING

Strictly by appointment with joint sole agents



Contact Simon Hill



Contact Danny Cramman

Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. January 2007

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