



North  
Tyneside  
Council

Working in partnership with

Capita

# Office To Let

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## Dockmasters House, Fish Quay, North Tyneside

For further information please contact:-

Strategic Property, Quadrant,

Cobalt Business Park, The Silverlink North, North Tyneside, NE27 0BY

Tel. 0191 643 2142

or e-mail [strategicproperty@northtyneside.gov.uk](mailto:strategicproperty@northtyneside.gov.uk)

## **PROPERTY DESCRIPTION**

Dockmasters House is located in the heart of the North Shields Fish Quay which benefits from excellent bus and transport links to the North Shields Transport Hub, A1058 Coast Road and A19 Tyne Tunnel. There is free on street parking available adjacent to the property and the Lowlights Car Park also offers free parking a short distance away.

The property comprises of approximately three office suites which benefit from private entrance and exit points as well as kitchen and WC facilities. The property size is approximately 114 square meters.

## **LEASE**

The property is available on a 3 year flexible lease agreement with a rolling 28-day break clause on an IRI basis and the tenant will be responsible for compliance and internal repairs.

## **USE**

The premises may be used for office in accordance with Use Class E of the Town & Country Planning (Use Class) Order 1987 as amended in 2020, and for no other purpose whatsoever.

## **INSURANCE**

The Landlord will insure the premises in the full reinstatement value thereof against loss or damage by fire, lightning and explosion and the Tenant shall pay to the Landlord, by way of a further rent, a yearly sum equal to the sum or sums which the Landlord from time to time pays by way of a premium in respect of securing reinstatement insurance, together with any additional premium which may be payable by the Landlord in respect of the premises and adjoining premises which may be increased because of the tenants use of the demised premises. The tenant will be responsible for arranging their own contents cover.

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North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

## **STATUTORY COMPLIANCE**

Tenants shall comply, at their own expense, with any Bylaws, Notices, Building Regulations, Statutory Requirements, whether local or otherwise, including the Town and Country Planning Act and all other relevant Acts of Parliament.

## **RENT**

The tenant shall be responsible for the payment of the ongoing annual rent of £11,400.00 per annum. Rent is payable in monthly, advance, equal sums of £950.00. The rent is exclusive of utility bills such as electricity and water.

## **LEGAL COSTS**

The tenant shall be responsible for the landlord's legal and surveyors costs incurred in granting and producing the lease and associated costs. The landlord's legal costs will be £150 and surveyors costs will be £150 plus VAT.

## **REFERENCES:**

The grant of the agreement shall be subject to the receipt of a satisfactory financial reference. An Experian Credit check will also be carried out.

## **VIEWINGS**

Viewings are strictly by appointment only please contact Katie Gallagher or Emily Ashby to arrange a viewing.

Katie Gallagher – Trainee Property Surveyor

Katie.gallagher@northtyneside.gov.uk

Tel: (0191) 643 6509

Emily Ashby – Property Surveyor

Emily.ashby@northtyneside.gov.uk

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Tel: (0191) 643 2142

## PHOTOS



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