



# For Sale or To Let

Fully Fitted Offices  
7,117 sq ft (661.09 sqm)

Ground Floor, Deltic House,  
Kingfisher Way, Wallsend NE28 9NX



**Location**

Deltic House is located on Kingfisher Way within Silverlink Business Park. Silverlink lies adjacent to Cobalt Business Park to the east of the A19. The park benefits from a number of amenities close by, along with strong transport links; the A19 connects to the A1(M) to the north. Furthermore, the perpendicular Coast Road links the park to Newcastle city centre, a short 15 minute drive away.

**Description**

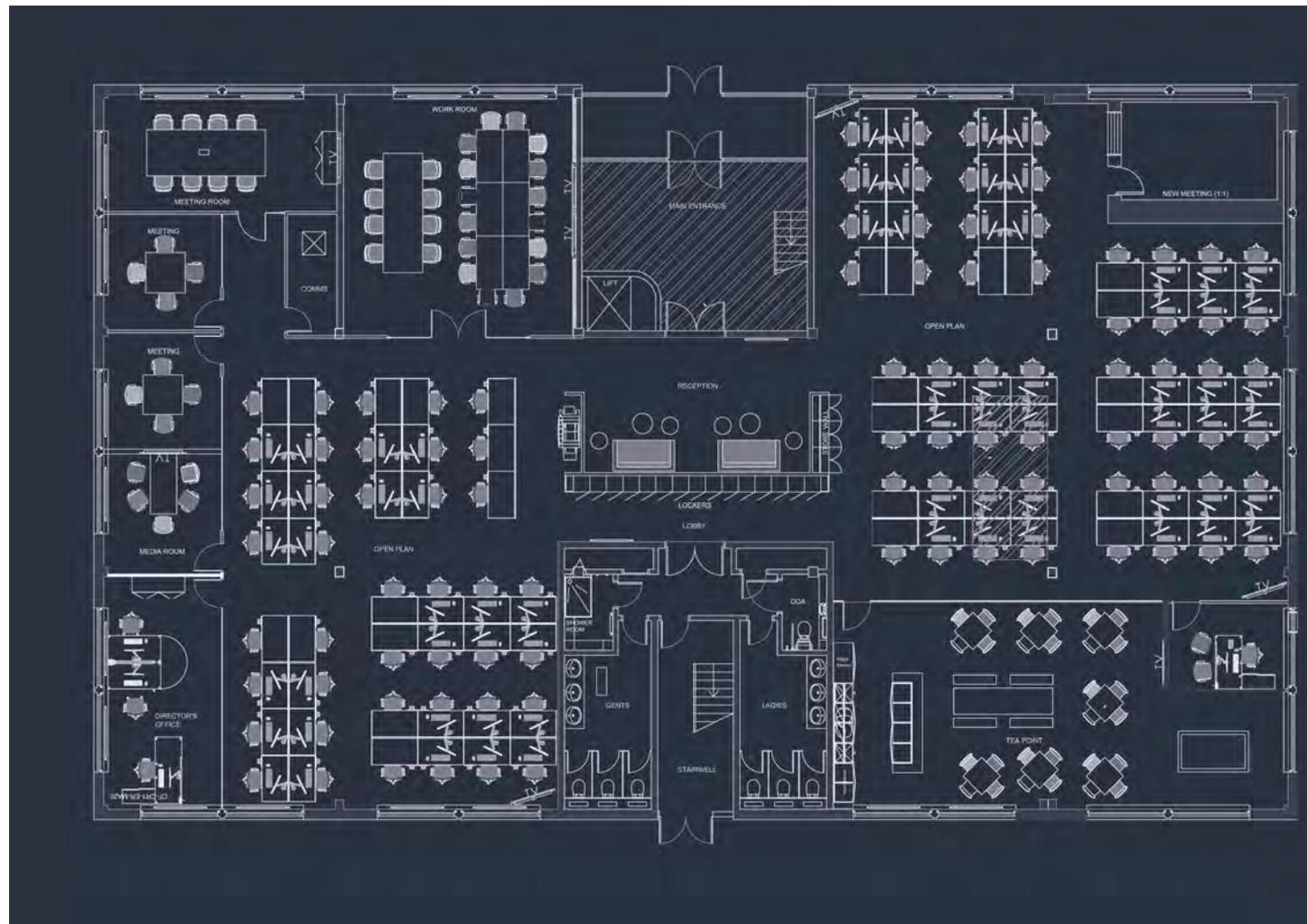
The ground floor office suite lies within a two-storey building of traditional construction. The shared communal entrance from street level provides access into the demise, where the suite offers expansive, light and airy space which has been fully fitted to a high specification.

## Description

The suite has the benefit of a full office fit out to include furniture, cabling, meeting rooms and IT infrastructure.

Detailed specification includes:

- ▶ Fully fitted space (furniture by separate negotiation)
- ▶ 98 desks and chairs
- ▶ 6 glazed meeting rooms
- ▶ Open plan office space
- ▶ Gas panelled radiators and AC in part
- ▶ WC and shower facilities
- ▶ Kitchen and break out space
- ▶ Floor boxes with raised flooring
- ▶ Suspended ceiling with recessed LED panel lighting
- ▶ 28 car parking spaces





## Proposal

Ground Floor Deltic House is available as follows:

**Quoting Rent:** £12.00 psf

**Quoting Price:** OIEO £795,000

\*Both options include the existing fixtures and fittings but exclude furniture. This is available by way of separate negotiation.

## Tenure

Long Leasehold Interest with a term from 30th April 2018 and ending on 20th August 2121.

## Business Rates

Available upon request.

## VAT

All rents and sums quoted herein are exclusive of VAT. All offers are to be made upon this basis and where silent, offers will be deemed net of VAT.

## EPC

To be assessed.

## Legal Costs

Each party will be responsible for their own legal fees incurred in the transaction.

## Further Information

For further information or to arrange an inspection, please contact sole agents Parker Knights:

**MICHAEL DOWNEY**

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**PARKER KNIGHTS**

REAL ESTATE

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