



TO LET

OFFICE SUITES

HENSON HOUSE, PLANET PLACE, GEORGE STEPHENSON INDUSTRIAL
ESTATE, KILLINGWORTH, NEWCASTLE UPON TYNE NE12 6RZ



Sanderson
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Summary

- Excellent Location
- Units available to let from 134 sq ft to 338 sq ft
- Flexible Terms
- Easy In/Easy Out Agreements
- All Inclusive Rents
- Prices as low as £200 pcm

Description

Situated on the first floor of Henson House, these office suites provide a good environment for communal workspace. Each suite is fully carpeted, with plastered and painted walls and suspended ceilings.

Tenants benefit from shared facilities including a communal kitchen and WC facilities, as well as ground floor entrance lobby with an intercom entry system for added security and convenience.

Ideal for small businesses looking for an affordable office solution or storage.

Rent & Accommodation

Suite	sq m	sq ft	Rent (per month)
Office 2	31	338	£200 + VAT
Office 5	13	135	£200 + VAT
Office 6	13	134	£200 + VAT

The suites are available to let on flexible lease/license terms. Rent is inclusive of utilities, service charge and building insurance.



Location

Henson House is located in Killingworth on George Stephenson Industrial Estate. Killingworth is a suburban town in the Metropolitan Borough of North Tyneside, located just north of Newcastle upon Tyne. The town is known for its strong community feel, excellent transport links to Newcastle City Centre and proximity to retail parks, schools and leisure facilities. Killingworth Lake is a popular local spot for walking and wildlife adding to the areas appeal.

George Stephenson Industrial Estate is a well-established business hub within Killingworth. Named after the famous railway pioneer, the estate is home to a diverse range of industries including manufacturing, engineering, logistics and commercial services. Conveniently located with easy access to the A19 and A1, it provides strong transport links to Newcastle City Centre and the wider North East region. The estate offers a mix of modern industrial units and office space, making it a key employment site within North Tyneside.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.



Energy Performance Certificate (EPC)

An EPC is being commissioned and will be available for inspection shortly.

Business Rates

Interested parties are advised to make their own investigations with the Local Rating Authority (North Tyneside Council). It is our understanding that qualifying businesses will benefit from 100% rates relief, however, interested parties are advised to make their own enquiries. More information is available from North Tyneside Council.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

James Fletcher



07894 411 871



james.fletcher@sw.co.uk



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