



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

SILVERLINK BUSINESS PARK

1-9 KINGFISHER WAY, WALLSEND, NE28 9NX



TO LET

SELF CONTAINED OFFICE SUITES
FROM 606 - 2,623 SQ FT
(56 - 244 SQ M)

 **EXCELLENT LOCATION**

 **MODERN OFFICE DEVELOPMENT**

www.whittlejones.com



WELCOME TO SILVERLINK BUSINESS PARK



DESCRIPTION

Silverlink Business Park is a modern office development situated between Silverlink Shopping Park and Cobalt Business Park.

The business park provides 9 individual office buildings in an attractive landscaped courtyard setting with generous on-site car parking.

The offices are available to let as self-contained buildings or as individual suites with sizes ranging from 606 sq ft to 2,623 sq ft. There is also a range of smaller office suites within the Innovate @ Silverlink scheme, suitable for 2 persons up to 6 persons.

SPECIFICATION

The offices at Silverlink Business Park benefit from the following:

- Gas central heating
- Recessed Category II lighting / LED lighting
- Perimeter trunking
- Kitchen & WC facilities

ACCOMMODATION/AVAILABILITY

The offices are available as self-contained buildings or as individual suites with sizes ranging from 606 sq ft to 2,623 sq ft.

There is also a range of smaller suites within the Innovate@Silverlink scheme, please call for current availability.

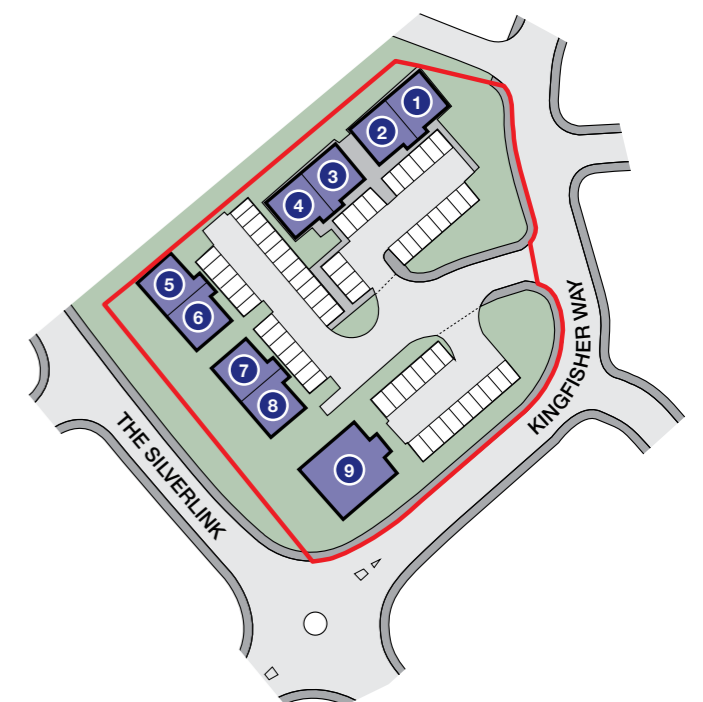
Building	Sq ft	Sq m
Unit 1 & 2	2,623	244
Unit 3A Ground Floor	606	56
Unit 3B First Floor	698	64
Unit 4A Ground Floor	606	56
Unit 4B First Floor	698	64
Unit 5A Ground Floor	606	56
Unit 5B First Floor	698	64
Unit 6A Ground Floor	606	56
Unit 6B First Floor	698	64
Unit 7	1,227	114
Unit 8	1,194	111

EPC

The properties have an Energy Performance rating of C. Individual certificates are available on request.

TERMS / RENT / OTHER CHARGES

Office suites are available on flexible leases at competitive rents. Details of rent and other charges are available on request via the letting agents. All figures quoted are exclusive of, and will be subject to VAT at the prevailing rate.





LOCATION

Silverlink Business Park is located to the north of Silverlink Shopping Park and immediately south of Cobalt Business Park, the UK's largest office park. The location provides direct access to the A19 and A1058 Coast Road and Newcastle City Centre is approximately 5.5 miles to the west of the development. Newcastle Airport is within a 20 minute journey and the Tyne Tunnel is within a short distance.

The estate benefits from the nearby amenities of the Shopping Park where an array of shopping, food and drink outlets can be found. There is also a selection of hotels in the vicinity including The Village Hotel and Premier Inn.

DISTANCES

Tyne Tunnel	2.1 Miles	4 Mins
Newcastle City Centre	5.5 Miles	10 Mins
A1(M)	7.5 Miles	14 Mins
Newcastle Airport	11.5 Miles	20 Mins

Source TheAA.com

SILVERLINK BUSINESS PARK • 1-9 KINGFISHER WAY • WALLSEND

SAT NAV POSTCODE



James Fletcher
jamesfletcher@naylors.co.uk

Anne Campbell
acampbell@whittlejones.co.uk

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing contact one of the letting agents:

www.whittlejones.com



Misrepresentation Act These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. August 2018.

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