

# *Innovate @* **SILVERLINK**

9 KINGFISHER WAY • SILVERLINK BUSINESS PARK • WALLSEND • NE28 9NX



## **TO LET**

**SMALL OFFICE SUITES** FROM 175 SQ FT - 353 SQ FT (16.2 - 32.8 SQ M)

2 persons  -  6 persons

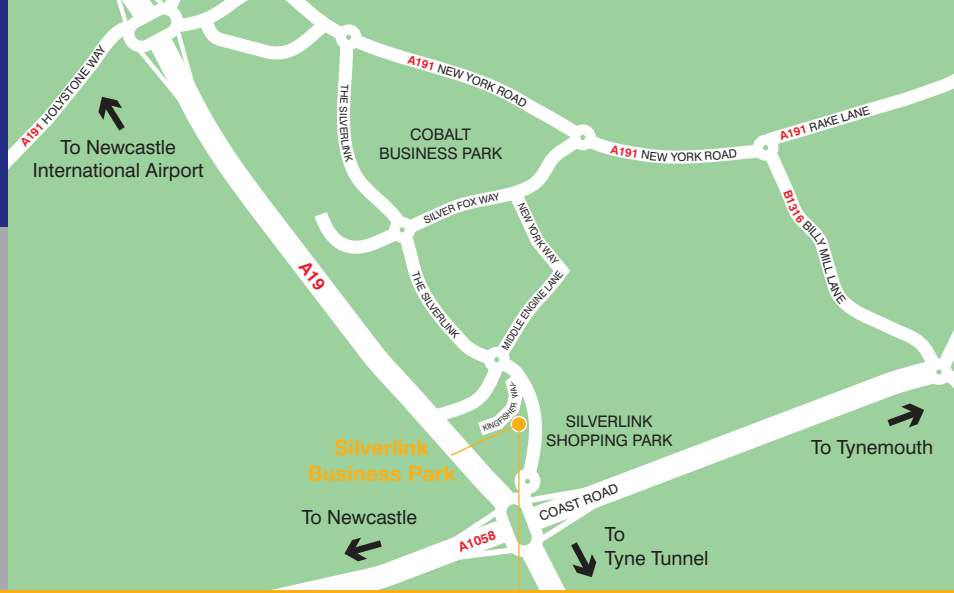
- @ FLEXIBLE TERMS**
- @ HIGH QUALITY OFFICES**
- @ EXCELLENT LOCATION**
- @ GOOD ACCESS TO A19/TYNE TUNNEL**



# Innovate@ SILVERLINK

## @ LOCATION

Innovate @ Silverlink forms part of Silverlink Business Park. It 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.



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SAT NAV POSTCODE

NE28 9NX

## @ DESCRIPTION

Silverlink Business Park is a modern office development situated on the fringe of Silverlink Shopping Park. The office park provides an attractive landscaped courtyard setting with on site car parking.

Innovate @ Silverlink is situated on the ground floor of No. 9 and provides a range of small suites from 2 persons (175 sq ft) upwards and incorporates an inclusive pricing structure, delivering the ideal solution for start-up and small businesses looking for quality office space.

## @ BENEFITS

- Inclusive pricing
- Flexible terms
- Excellent location
- On site car parking

## @ TERMS/RENT

The Innovate suites are available on a flexible basis at competitive rents, by way of a tenancy agreement with either annual breaks or three months notice at any time. Full details can be obtained from the letting agent. Any figures quoted will be subject to VAT at the prevailing rate.

## @ VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing contact Whittle Jones:

[www.whittlejones.com](http://www.whittlejones.com)

## @ ACCOMMODATION

Building	Persons	SQ FT	SQ M
9A		175	16.2
9B		211	19.6
9C		353	32.8

Suites 9A-C have access to shared kitchen and WC facilities. A Meeting Room is available at an additional hourly rate.

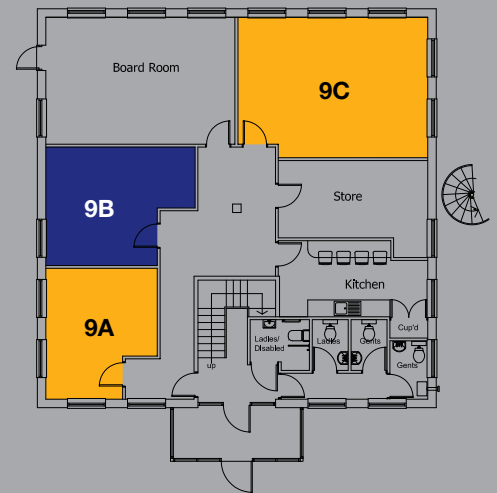
## @ AFFORDABILITY

Innovate provides quality accommodation at an affordable rate, offering inclusive deals. Charges for gas, water, electric, maintenance and service charge are all included in one monthly bill enabling you to concentrate on running your business, not the property.

The tenant will be responsible for paying the business rates to the local authority.

## @ EPC

The property has an Energy Performance rating of C(67). A copy of the certificate is available on request.



Anne Campbell  
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**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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