



To Let – Warehouse with offices & secure yard

Unit J1 Tyne Tunnel Estate, North Shields, NE29 7XB

- Warehouse / industrial unit on well-established and popular estate
- Total size: 2,457.8 m² (26,456 sq ft) with offices & reception extending to 201.9 m² (2,174 sq ft)
- Adjacent yard with expansion potential
- Prominent location on main estate road with excellent road network access
- Rent: £105,750 per annum

0191 221 2211

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

Location

The Tyne Tunnel Estate is strategically located near to the intersection of the A19 Tyne Tunnel Road and the A1058 Coast Road. The estate lies to the South of the Silverlink retail and business park and within ¼ mile of the Tyne Tunnel.

Description

The premises comprise a detached warehouse unit of steel portal frame construction with external brick walls to dado level and Georgian wire glass to roof height. The unit is to be re-roofed with a new insulated steel sheet roof incorporating rooflights.

The unit benefits from warehouse / production space (approx. 53.8 m x 41.9 m) with a minimum clear internal height of 4.1m and a concrete floor throughout. Vehicle access to the warehouse area is via 2 roller shutter doors from a service yard off Hamar Close.

To the front of the building is an office block which is predominantly open plan. Reception and WC facilities are also provided within.

Staff parking is situated to the front of the property.

Immediately adjacent to the property is a secure yard which can be further extended if required.

Services

The premises benefit from all mains services including a three phase electricity supply.

Rating

According to the Valuation Office Agency website the property has Rateable Value of £74,500. Rates payable for 2015/16 are estimated to be £37,026.

Accommodation

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the floor areas are set out as follows:

Warehouse GIA	2,255.9 m ²	(24,282 sq ft)
Offices	156.5 m ²	(1,685 sq ft)
Reception & WCs	45.4 m ²	(489 sq ft)
Total	2,457.8 m²	(26,456 sq ft)

Lease Term

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

Rental

£105,750 per annum exclusive of VAT and rates.

Energy Performance

The property has an Energy Performance Asset Rating of C63. Further information is available on request.

Legal Costs

Each party will be responsible for their own legal costs in connection with any transaction.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

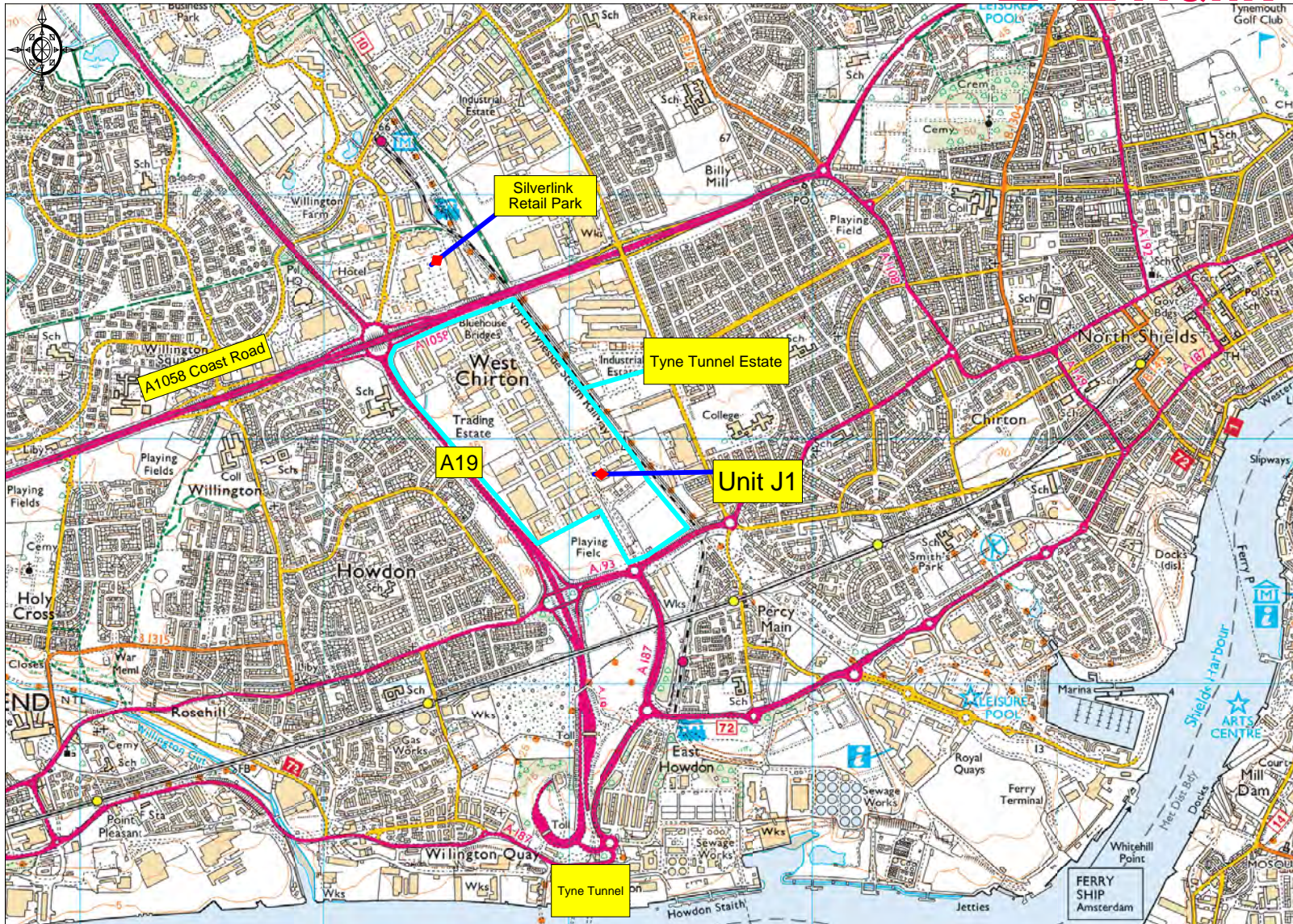
Marketing Particulars and Photo: April 2016

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Tyne Tunnel Estate North Shields

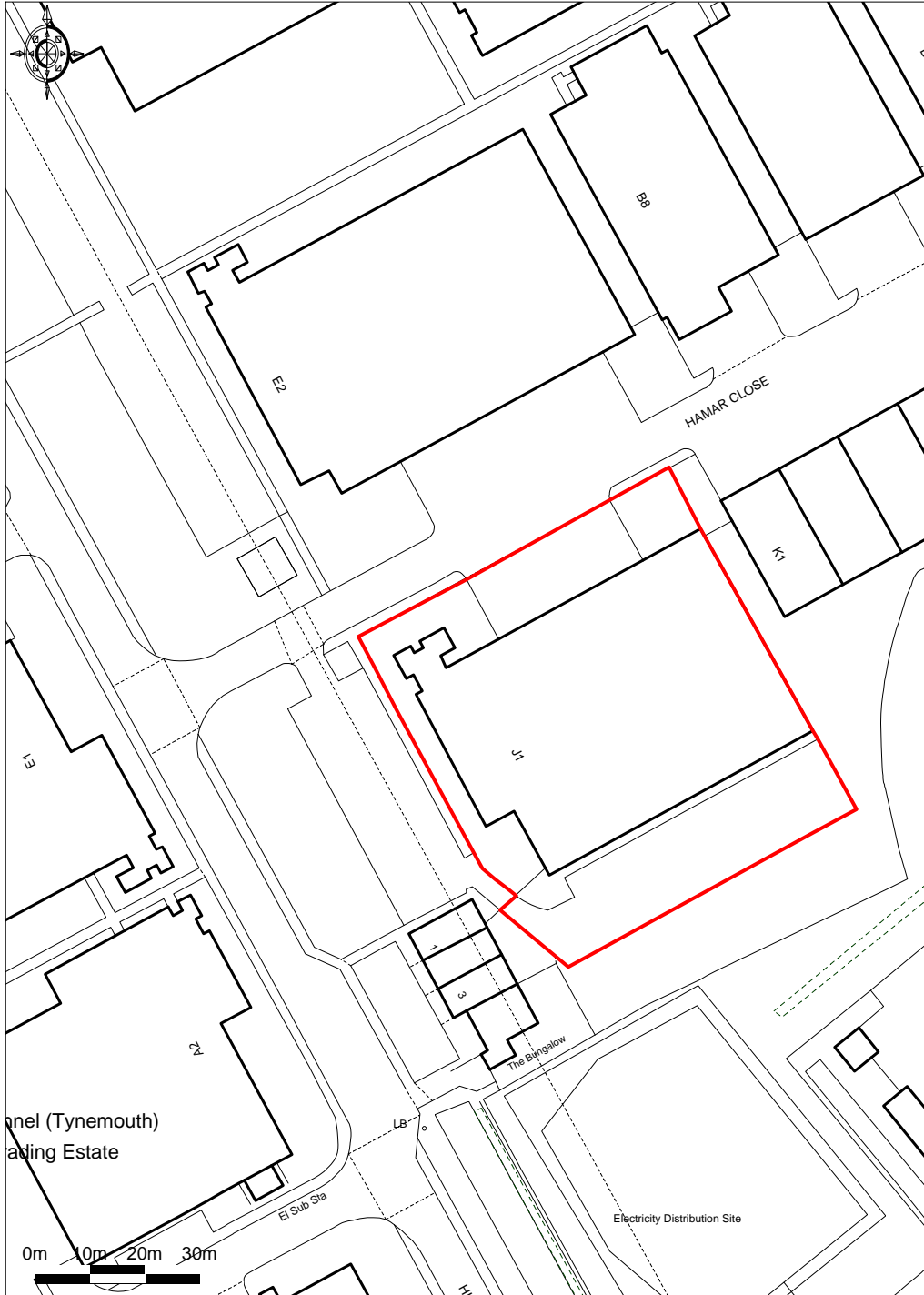


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Hamar Close, Tyne Tunnel Estate North Shields



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