

V E N U S P A R K

Tyne Tunnel Industrial Estate, NE29 7BY

New units suitable for industrial
and automotive uses



02 Master plan

Units can be built to meet specific size and specification criteria

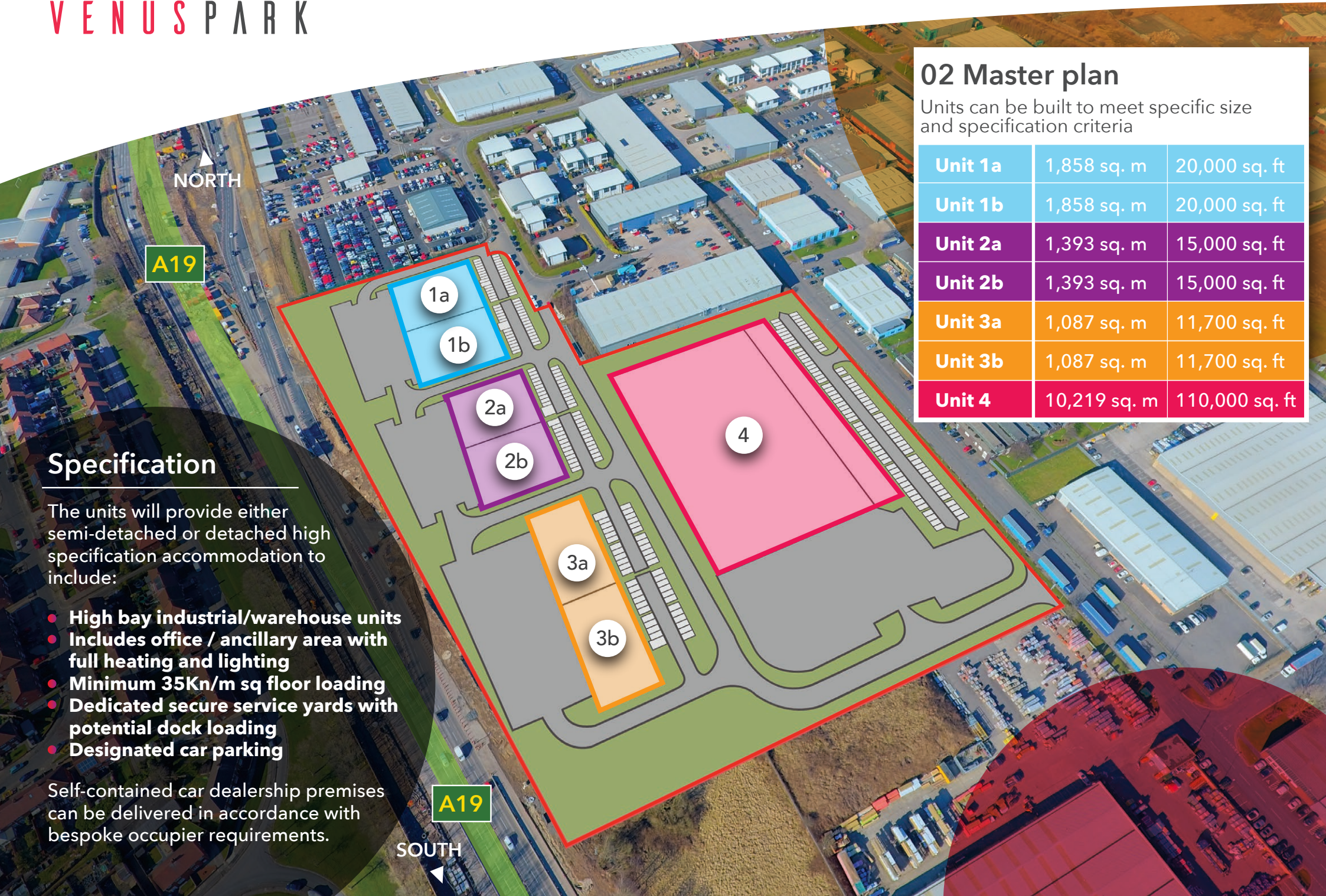
Unit 1a	1,858 sq. m	20,000 sq. ft
Unit 1b	1,858 sq. m	20,000 sq. ft
Unit 2a	1,393 sq. m	15,000 sq. ft
Unit 2b	1,393 sq. m	15,000 sq. ft
Unit 3a	1,087 sq. m	11,700 sq. ft
Unit 3b	1,087 sq. m	11,700 sq. ft
Unit 4	10,219 sq. m	110,000 sq. ft

Specification

The units will provide either semi-detached or detached high specification accommodation to include:

- High bay industrial/warehouse units
- Includes office / ancillary area with full heating and lighting
- Minimum 35Kn/m sq floor loading
- Dedicated secure service yards with potential dock loading
- Designated car parking

Self-contained car dealership premises can be delivered in accordance with bespoke occupier requirements.



NORTH

A19

A19

SOUTH



03 Key Occupiers

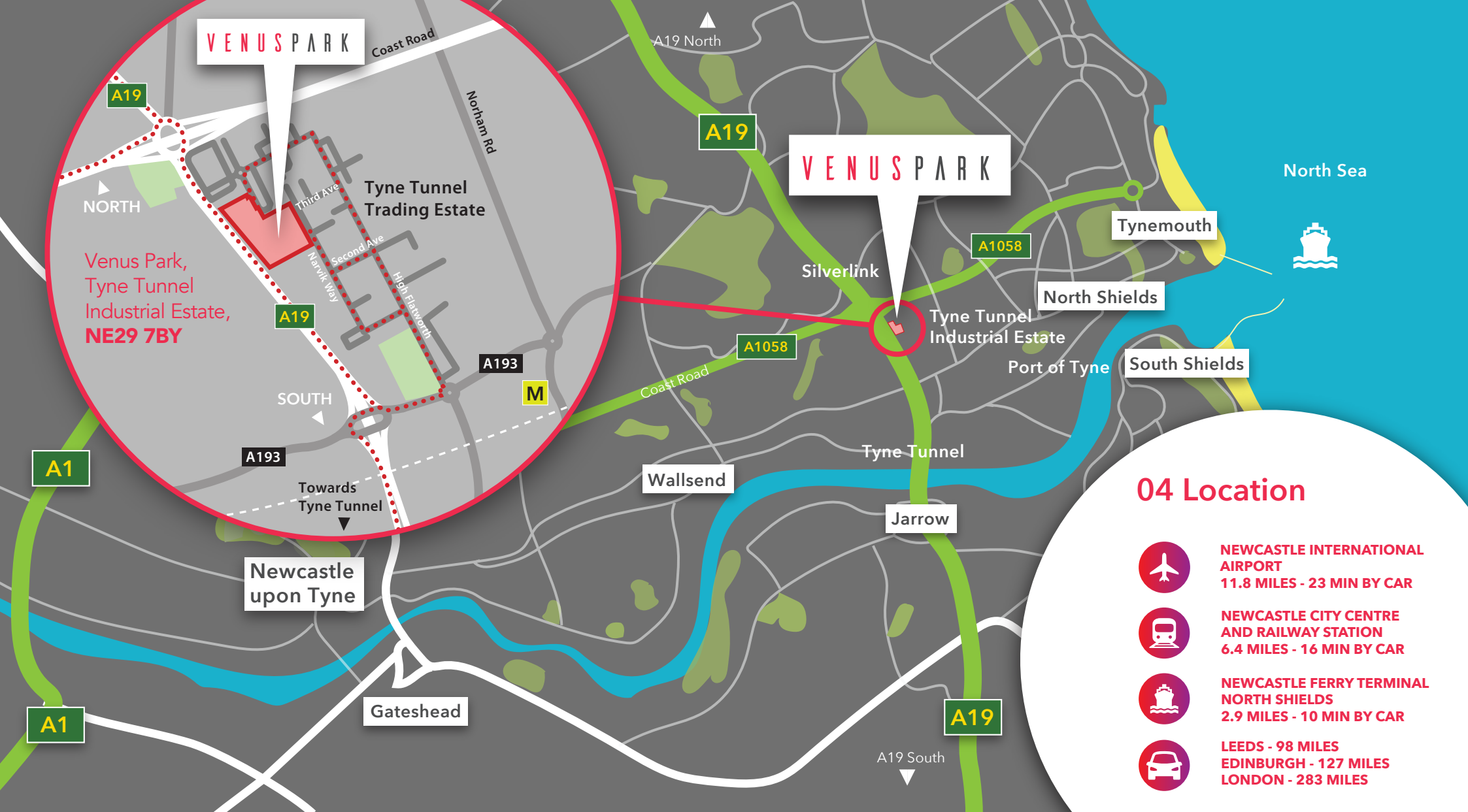
1 **SCREWFIX**
 2 **TOOLSTATION**
 3 **PLUMB CENTER**

4 **JEWSON**
 5 **Speedy**
 6 **motordepot**
carsupermarket

7 **AIS TRAINING**
 8 **MAERSK TRAINING**
 9 **SMD**
ENGINEERING EXCELLENCE UNDERWATER

10 **Fishers**
 11 **JTF**
 12 **Lookers**
Customers for Life

13 **TESCO**
 14 **SILVERLINK SHOPPING PARK**
NORTH TYNESIDE
 15 **McDonald's**
Customers for Life



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