

INDUSTRIAL UNIT TO LET

# UNIT E2, TYNE TUNNEL ESTATE

North Shields NE29 7XJ



savills

CGI of Unit E2 post refurbishment

AVAILABLE Q4 2024

## KEY HIGHLIGHTS

- Under comprehensive refurbishment
- 2,712 sq m (29,192 sq ft)
- High specification office and warehouse accommodation
- 5.25m Clear Internal Height
- ESG measures including high efficiency electric heating and EV charging
- Asking Rent of £205,000 per annum

## LOCATION

Unit E2 is situated on Tyne Tunnel Estate, a well established and strategically located business park adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network to the north, south, east and west. Newcastle City Centre is located less than 7 miles to the west via the A1058 with Sunderland City Centre 12 miles to the south via the A19.

Newcastle International Airport offers regular flights to destinations across the UK, Europe and Dubai as well as air freight facilities, while Ports of Tyne and Sunderland are both situated in close proximity.

Tyne Tunnel Estate is home to a vast range of regional and national occupiers within the manufacturing, logistics and trade counter sectors. Notable occupiers include Howdens, Screwfix, Lookers and Jewson.

## ACCOMODATION

The property is designed to deliver the following approximate Gross Internal Areas;

FLOOR AREA	SQ FT	SQ M
Warehouse	26,371	2,450
Office / Amenity	2,821	262
<b>TOTAL</b>	<b>29,192</b>	<b>2,712</b>

## DESCRIPTION

Unit E2 is a detached unit undergoing refurbishment providing open plan manufacturing / warehouse space, office accommodation and amenities;

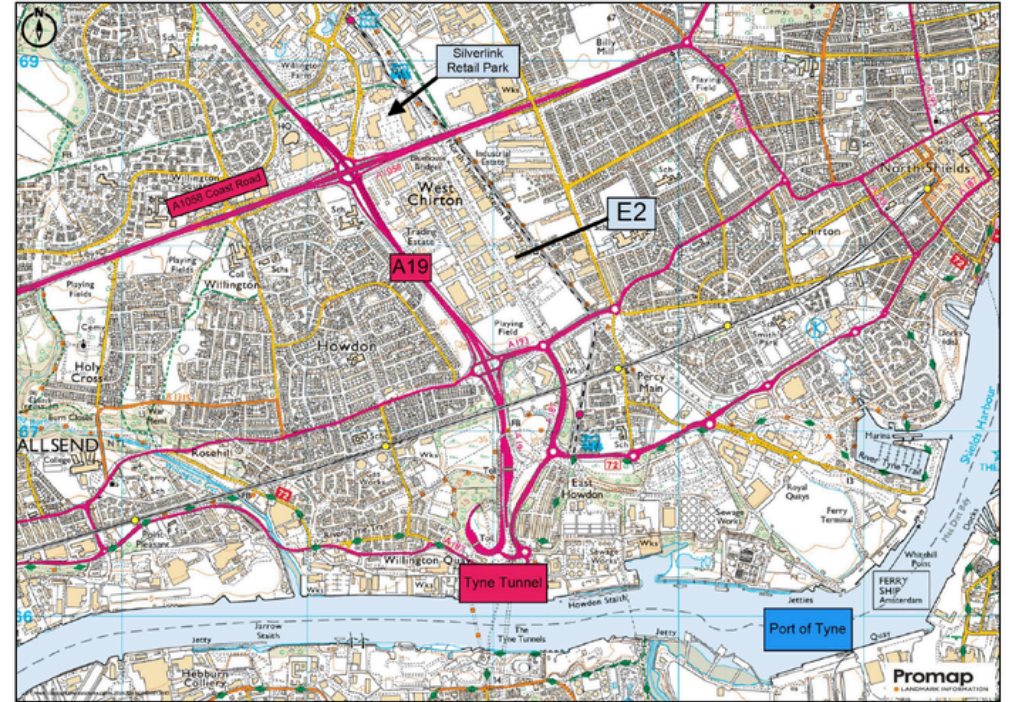
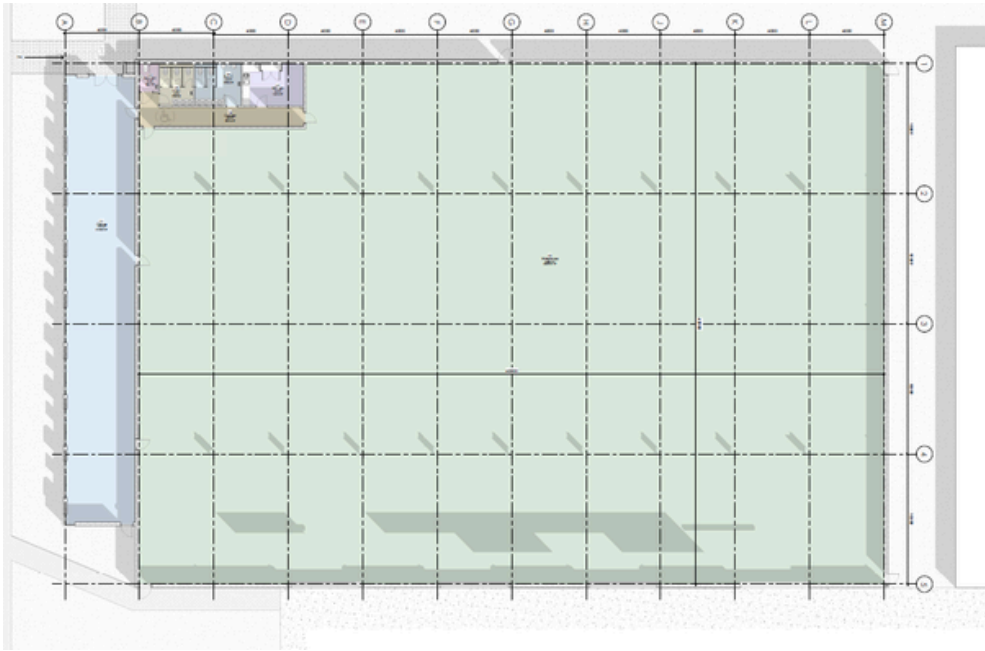
### OFFICE ACCOMMODATION

- Newly refurbished, open plan office space
- Staff amenities including WCs and canteen area
- High efficiency electric heating
- Staff car park
- EV charging points

### WAREHOUSE

- Open plan warehousing / manufacturing space
- Clear internal height of 5.25 m
- 4 No. ground level loading doors
- LED lighting





## TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## SERVICES

The unit benefits from 3 phase electricity, mains gas and water.

## RATEABLE VALUE

The property has a Rateable Value of £122,000 as of April 1st 2023 (Valuation Office Agency).

## EPC

To be assessed pending refurbishment.

## RENT

£205,000 per annum exclusive of VAT.



### IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | August 2024

## VAT

All rents and prices quoted are exclusive of VAT.

## LEGAL FEES

Each party is to bear their own costs incurred.

## CONTACT

For further information please contact:

**Richard Scott**  
richard.scott@savills.com  
+44 (0) 7787 697 757

**Nick Bramwell**  
nick.bramwell@savills.com  
+44 (0) 7415 411 253