

# For Sale

Unit 4 Rekendyke Industrial Estate,  
South Shields, NE33 5BZ



## Detached Factory Unit with Secure Yard 1,657 m<sup>2</sup> (17,039 sq ft)

- Situated on established industrial estate
- Detached unit with external service yard
- Clear internal height of 4.5 m
- 3 phase electricity supply
- Offers in the region of £800,000 (subject to contract)

## LOCATION

The property is located off West Walpole Street on the well-established Rekenyke Industrial Estate in South Shields.

The estate is accessed via the A194 which links South Shields town centre with the A19 circa 3 miles to the west.

Please refer to the attached map and plan for further information.

## DESCRIPTION

Unit 4 is a detached factory / warehouse building dating back to the late 1970s and benefits from the following specification:

- Detached unit with large secure yard
- Steel frame construction providing open plan factory / storage space
- Steel clad walls with insulating panels
- Steel sheet roof underlined with insulating panels
- Reinforced concrete floor
- Access via roller shutter door
- Office accommodation & WC facilities
- 3 phase power supply, water & gas
- Central heating to offices



## ACCOMMODATION

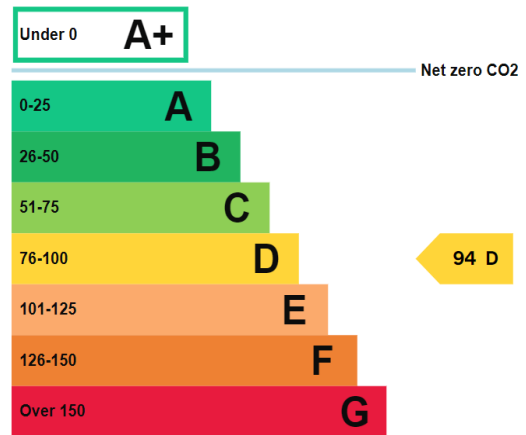
The unit has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> ED).

The recorded areas presented as follows:

Description	m <sup>2</sup>	sq ft
Factory / Warehouse	1,498	16,124
Ground Floor Office Amenities	159	1,715
<b>Total</b>	<b>1,657</b>	<b>17,039</b>

## ENERGY PERFORMANCE

The property currently has an Energy Performance Asset Rating of D94.



## RATEABLE VALUE

According to the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has a Rateable Value of £65,500 (effective 1<sup>st</sup> April 2023).

**IMPORTANT Notice Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

**Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

**Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **VAT:** The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.



## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering and Terrorist Financing (Amendment) Regulations 2019 ID checks will be required on prospective purchasers.

## VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

## TENURE

The property is held by way of a 125 year ground lease commencing 15<sup>th</sup> November 1982 at a peppercorn rent.

## PRICE

Offers are sought in the region of £800,000 subject to contract.



For further details or to view please contact:



0191 221 2211

[KnightFrank.co.uk](https://www.knightfrank.co.uk)

**MARK PROUDLOCK**

0191 5945019 or 07766 968891

[Mark.proudlock@knightfrank.com](mailto:Mark.proudlock@knightfrank.com)

**JAMIE PARKER**

0191 594 5026 OR 07974 398194

[Simon.haggie@knightfrank.com](mailto:Simon.haggie@knightfrank.com)

February 2018 – subject to contract

Particulars: June 2024

Images: October 2024

