

TO LET

Unit B1, Tyne Tunnel Estate,
North Shields, NE29 7SU



CGI showing unit post refurbishment

Warehouse Under Refurbishment 1,018 m² (10,966 sq ft)

- Detached warehouse undergoing comprehensive refurbishment
- Prominent location to the front of the Tyne Tunnel Estate
- Within close proximity of the A19 and Tyne Tunnel entrance
- Warehouse area: 933 m² (10,039 sq ft)
- Office and amenities: 86 m² (928 sq ft)
- Rent: £87,725 per annum

SITUATION

Tyne Tunnel Estate is strategically located adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network and in close proximity to the Port of Tyne.

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.

The estate is home to over 50 occupiers working in manufacturing, logistics and trade sectors boasting brand names including Lookers, Kitwave, Marshalls, Fishers Services, Howdens, Jewson and Screwfix.

DESCRIPTION

Unit B1 is a detached unit undergoing refurbishment providing open plan manufacturing / warehouse space, office accommodation and amenities. In summary it benefits from the following:

Office Accommodation

- Newly refurbished open plan accommodation
- Staff amenities including WCs and canteen area
- High efficiency electric heating
- Large staff car park
- EV charging provided

Production / Warehouse

- Open plan warehousing / manufacturing space
- Clear internal height of 4.75 m
- 2 No. ground level loading doors
- LED lighting
- Secure site with palisade fencing and electric gate to car park area
- Roof mounted PVs generating electricity for unit

ENERGY PERFORMANCE

The property will be reassessed for energy performance on completion of the refurbishment however is anticipated to be an A rating.

For further details please contact:



ACCOMMODATION

On completion the property will have the following Gross Internal Floor areas, to be confirmed.

	M ²	Sq Ft
Warehouse	933	10,039
Office / Staff Amenities	86	928
Total (GIA)	1,018	10,966

RATING

The property will require re-assessment for business rates. For further information please visit www.voa.gov.uk

TERMS

Unit B1 is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £87,725 per annum.

VAT

All prices and rents are quoted exclusive of Value Added Tax and will be subject to VAT at the prevailing rate.

VIEWING

Strictly by appointment through agents.



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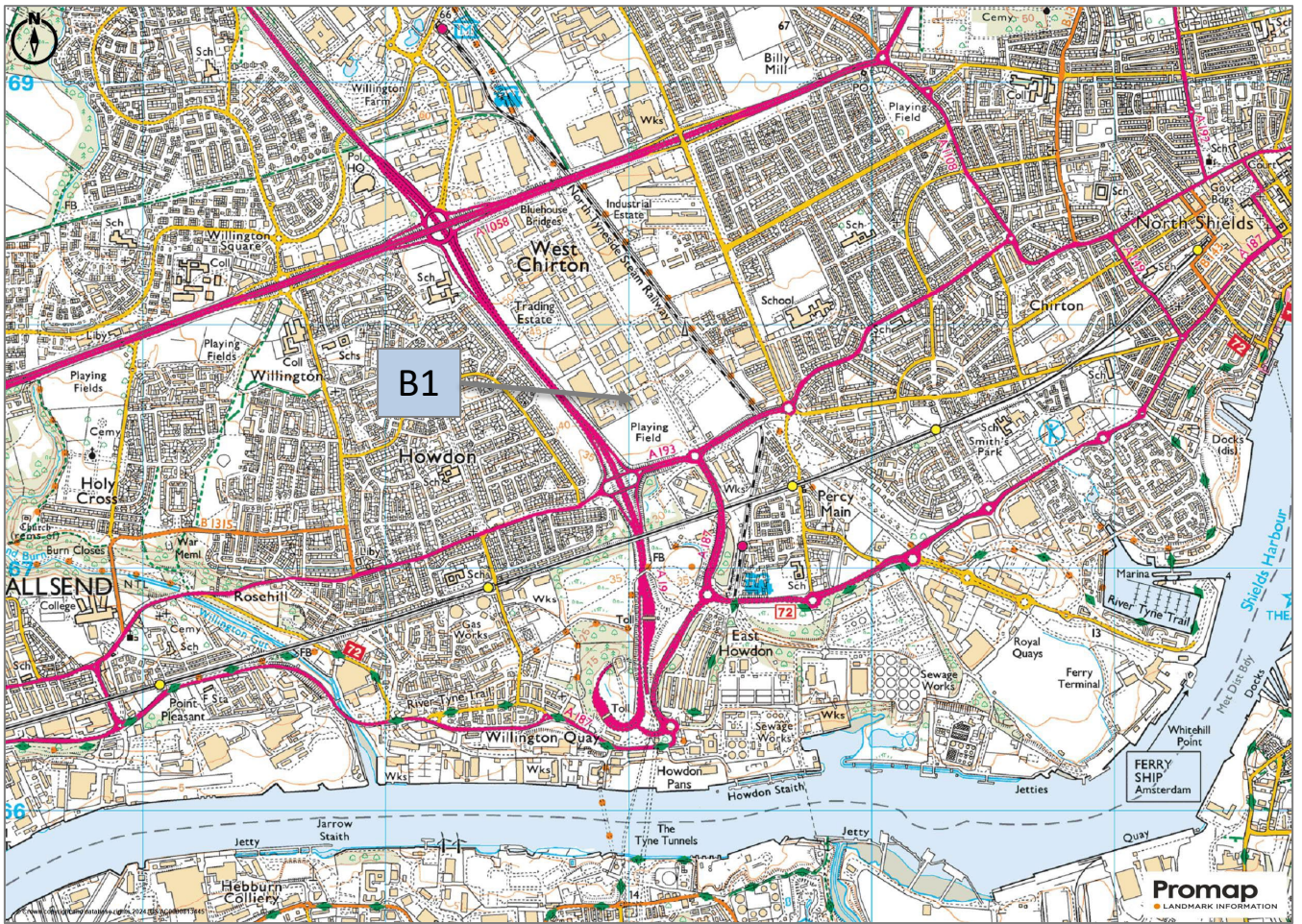
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Subject to Contract

Brochure: December 2024



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