

To Let

Unit 19B Elm Road, West Chirton North
Industrial Estate, North Shields, NE29 8SE



Terraced Warehouse / Production Unit 509.6 m² (5,485 sq ft)

- To be refurbished
- Ground floor office accommodation & staff amenities
- Popular location close to Silverlink Interchange (A19 / Coast Road)
- Available by way of new lease: £35,650 per annum

Situation

Unit 19B Elm Road is situated on the well-established West Chirton North Industrial Estate off Middle Engine Lane in North Shields and within 1 mile of both the A19 and A1058 Coast Road linking Newcastle city centre with conurbations towards the coast.

The area is active commercially with Cobalt Business Park within ½ mile, New York Industrial Park immediately to the north and Silverlink Retail Park less than 1 mile to the south offering a range of retail, leisure and food offerings.

Description

The unit benefits from the following specification and features:

- Steel portal frame construction
- Brick / blockwork to dado level
- 4.6 m clear internal height
- Access via a loading door (3.5 m wide x 4.5 m high)
- Ground floor reception, offices & WCs
- Mains services including 3 phase electricity

Accommodation

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice with the floor areas recorded as follows:

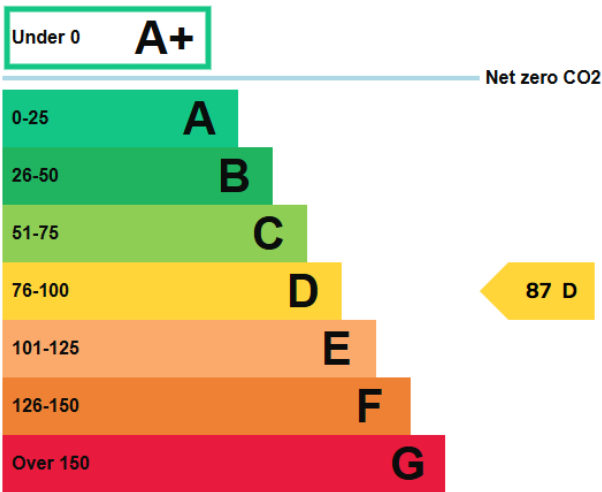
Description	Sqm	Sq ft
Warehouse	447.1	4,812.5
Offices/Staff Amenities	62.6	674
TOTAL	509.6	5,485

Terms

Available by way of new full repairing and insuring lease at a rent of £35,650 per annum exclusive.

Energy Performance

Unit 19B has an Energy Performance Asset Rating of D87.



Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £26,250.

It is recommended that interested parties visit www.voa.gov.uk for further information or for guidance on what business rates they might pay.

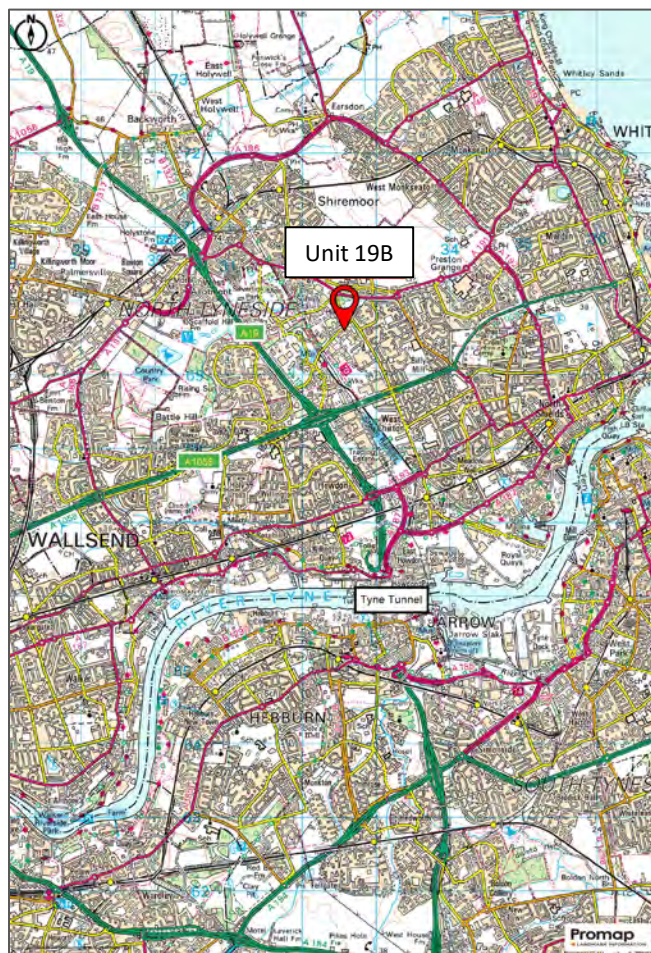
VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.

Viewing

Please contact the agents for a convenient appointment to view or for further information regarding the property.





For further details please contact:



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Subject to Contract

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