

# TO LET

C Units, Tyne Tunnel Estate,  
North Shields, NE29 7SX

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## Refurbished Workshop / Storage Units 254.3m<sup>2</sup> (2,737 sq.ft)

- Newly refurbished
- Established location adjacent to the A19 and 1 mile from Tyne Tunnel entrance
- WC facilities
- Flexible lease terms
- Rent at £24,500 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 in all directions.

Newcastle City Centre is around 7 miles to the west via the A1058 with Sunderland City Centre 12 miles to the south via the A19.

It boasts national occupiers as well as local business and offers a range of property from small workshops to large scale manufacturing and distribution warehouses.

## DESCRIPTION

The C units are ideally suited for small and growing businesses and benefit from the following specification:

- Open plan workshop space
- New insulated steel-clad elevations
- Natural light via lantern rooflights
- Internal height of 3.2m rising to 4.7m
- Electric loading doors: h 4.0m x w 3.75m
- WC facilities
- 3 phase electricity

## TERMS

The properties are available on new internal repairing and insuring leases. The tenant is responsible for the maintenance and upkeep of the interior of the premises. The landlord repairs and maintains the exterior and structure of the unit (excluding external doors and windows) together with the estate common parts. See details on rent in the availability schedule below.



Images display the internal layout of an adjacent C Unit, not the subject property.

## ENERGY PERFORMANCE

Units C11 and C21 have been assessed and details are outlined in the availability schedule below.

## VAT

The properties are all elected for VAT and therefore all rents and charges are subject to VAT at the prevailing rate.

## VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

For further details please contact:



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Subject to Contract

Particulars: October 2024  
Images: August 2020

# RATEABLE VALUE

Refer to availability schedule outlined below.

Information on eligibility for small business rates is available from the website:-

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

# AVAILABILITY SCHEDULE

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

Details of the unit are as follows:

Unit	m <sup>2</sup>	Sq ft	Rent	Maintenance Charge	Rateable Value	EPC
C11	254.3	2,737	£24,500	£3,147	£15,000	B27
C21	254.3	2,737	£24,000	£3,147	£15,000	D91



Image displays the internal layout of an adjacent C Unit, not the subject property.



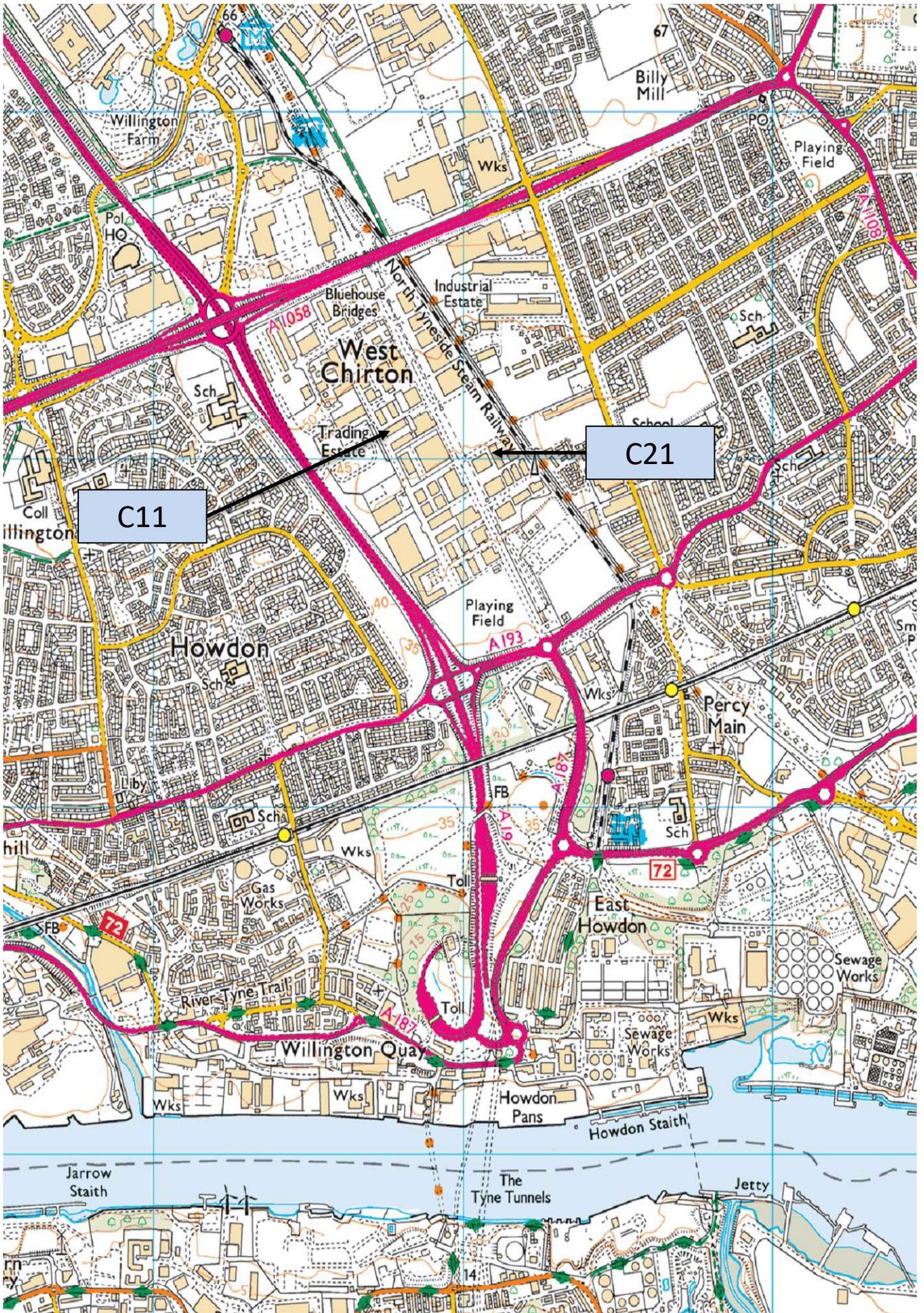
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- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
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C11

C21

