

TO LET

K Units, Tyne Tunnel Estate,
North Shields, NE29 7XB



Unit K4/5 shown

Refurbished Workshop / Storage Unit 279.9m² (3,013 sq ft)

- Recently refurbished
- Established location adjacent to the A19 and 1 mile from Tyne Tunnel entrance
- WC facilities
- Flexible lease terms
- Rent at £27,250 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
- Insulated steel-clad elevations
- Natural light via translucent rooflights
- Internal height of 4.25 m rising to 5.1 m
- 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.

ENERGY PERFORMANCE

Unit K3 has been assessed and details are outlined in the availability schedule below.

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>

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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Jamie.parker@knightfrank.com

Subject to Contract

Particulars: January 2026
Images: November 2025

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:

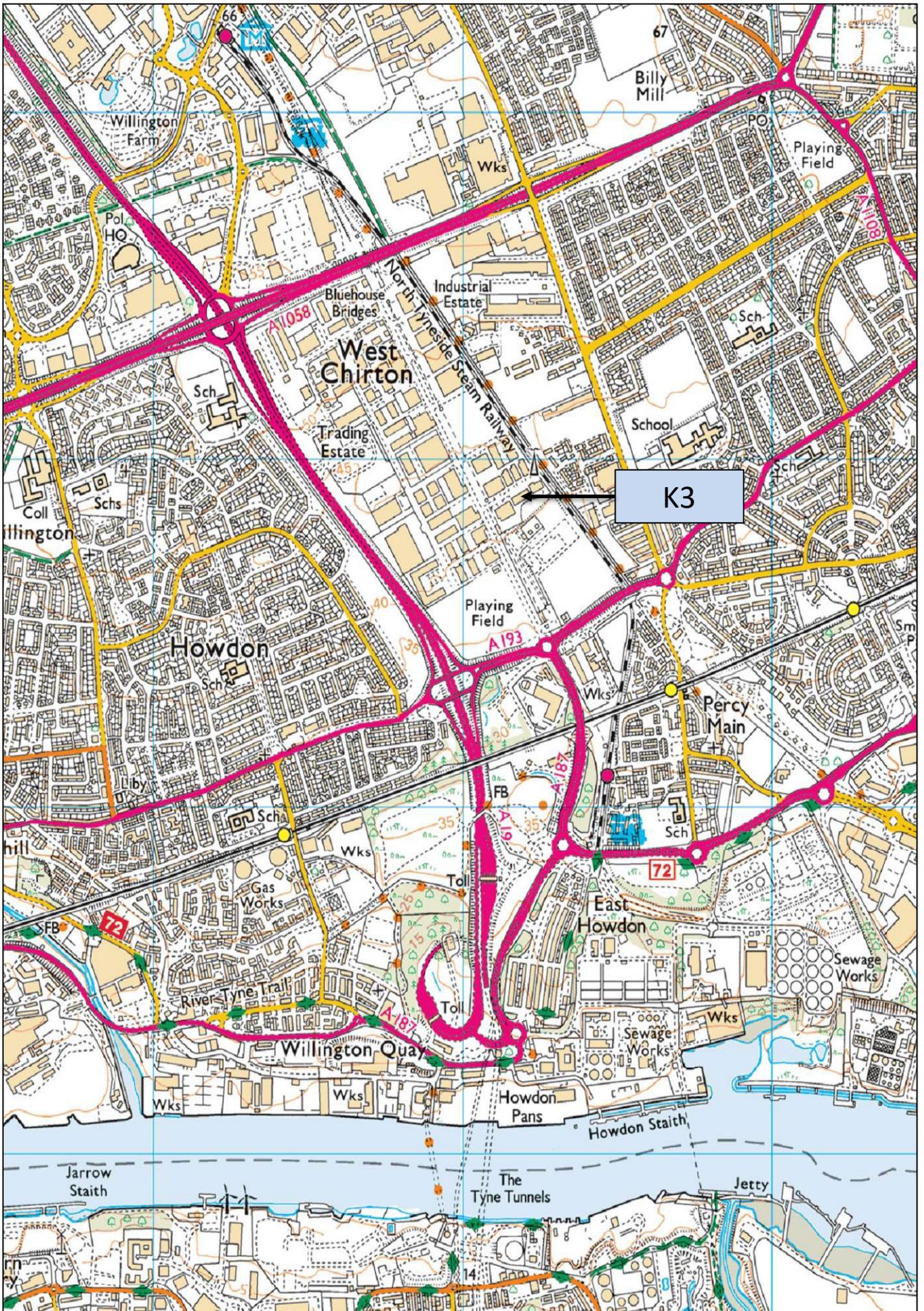
| Unit | m ² | Sq ft | Rent | Maintenance Charge | Rateable Value | EPC |
|------|----------------|-------|---------|--------------------|----------------|-----|
| K3 | 279.9 | 3,013 | £27,250 | TBC | £18,500 | C57 |



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- (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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K3

Willington Farm

Billy Mill

Pol HQ

PO

Playing Field

Bluehouse Bridges

Industrial Estate

West Chirton

Sch

Trading Estate

School

Coll

Schs

Howdon

Playing Field

Percy Main

Liby

Wks

East Howdon

River Tyne Trail

Toll

Sewage Works

Willington Quay

Sewage Works

Wks

Wks

Howdon Pans

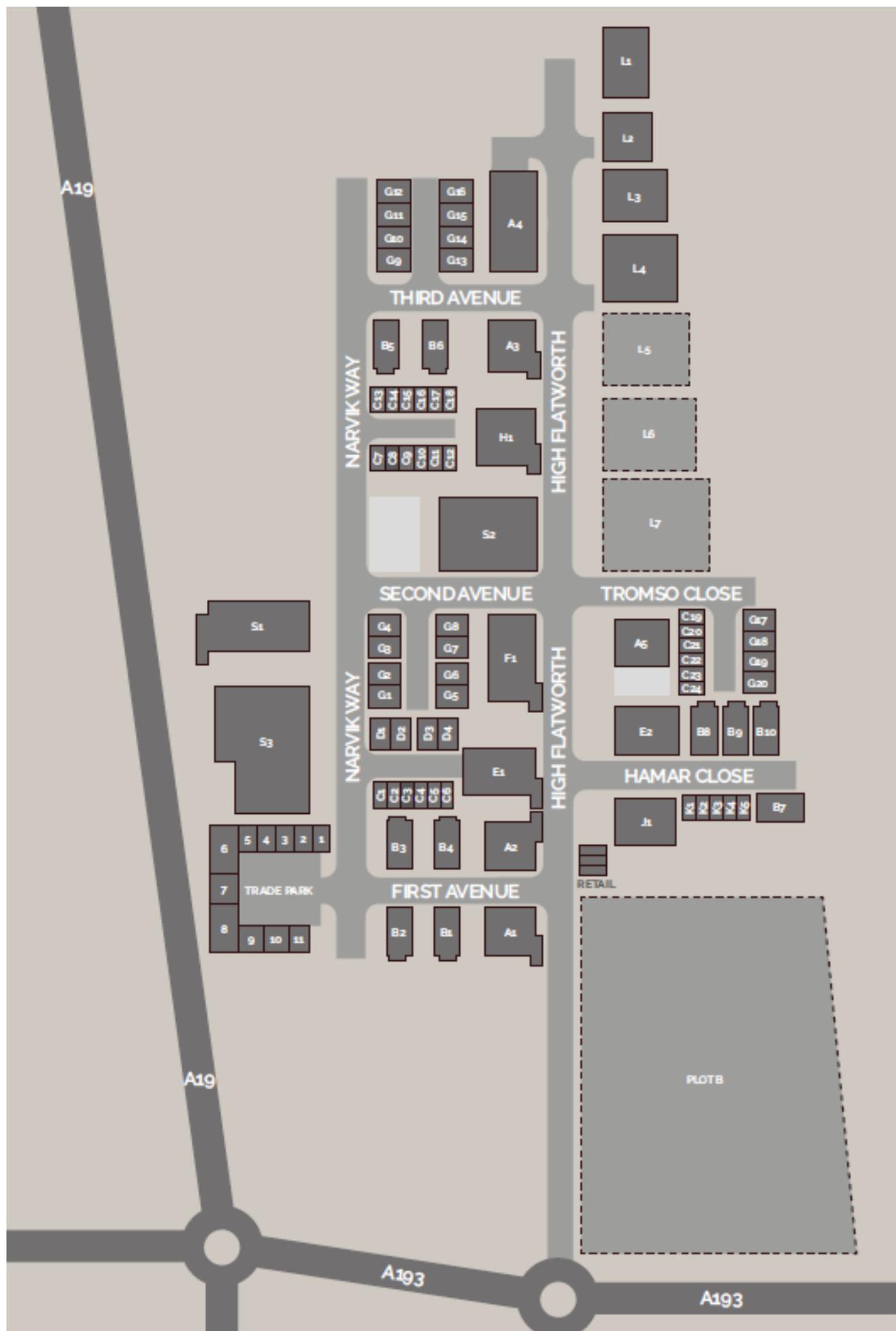
Howdon Staith

Jarrow Staith

The Tyne Tunnels

Jetty

14



A19

G12 G11 G10 G9 G16 G15 G14 G13

THIRD AVENUE

NARVIK WAY

B5 B6 A3

C13 C14 C15 C16 C17 C18
C7 C8 C9 C10 C11 C12

HIGH FLATWORTH

L1
L2
L3
L4

L5

L6

L7

SECOND AVENUE

TROMSO CLOSE

S1

S3

NARVIK WAY

G4 G3 G2 G1 G8 G7 G6 G5 F1

D4 D3 D2 D1 E1

HIGH FLATWORTH

A5 C19 C20 C21 C22 C23 C24 G7 G6 G5 G4 G3 G2

E2 B8 B9 B10

HAMAR CLOSE

6 5 4 3 2 1
7 TRADE PARK
8 9 10 11

FIRST AVENUE

C5 C4 C3 C2 B3 B4 A2

B2 B1 A1

J1 K1 K2 K3 K4 K5 K6 B7

RETAIL

PLOT B

A19

A193

A193