



To Let

Unit A5
Tromso Close
Tyne Tunnel Estate
North Shields
NE29 7XH

Prominent Industrial Unit
2,248.0 m² (24,197 sq ft)

- Established and vibrant business park
- Within ½ mile of A19
- Attractive office accommodation
- Undergoing further refurbishment
- New FRI lease available

Rent: £170,000 per annum

Your partners in property



Location

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.



Adjacent to the A19



Well served by public transport



16 miles to Newcastle International Airport

Situation

Unit A5 is situated prominently overlooking High Flatworth, the main spine road running the length of the Tyne Tunnel Estate.

The business park boasts an array of occupiers from a range of sectors including logistics, manufacturing and trade including Kammac, Lookers, Howdens, Jewsons, Screwfix, Oddballs, and Pentagon Freight Services.

Please refer to the attached plans for further directions to the property.

Specification

Unit A5 was comprehensively refurbished in 2015 including new high performance insulated steel sheet roof and cladding. It is undergoing further refurbishment in readiness for a new tenant.

The property benefits from the following:

- Steel frame construction
- Insulated steel sheet roof & cladding
- Concrete floor throughout
- 2 no. electrically operated loading doors
- Secure loading area to north elevation
- Secure concrete yard to southern elevation
- Feature office accommodation to front
- WCs and staff amenities
- Dedicated parking provision

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £132,000 (effective 1 April 2026).

For further information including how much you might expect to pay in Business Rates, please visit www.voa.gov.uk.

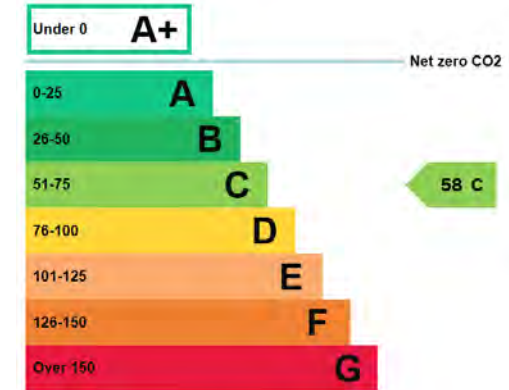
Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Area	M ²	Sq Ft
Warehouse	2,053.0	22,099
Office & amenities	195.0	448
Total	2,248.0	24,198

Energy Performance

The unit has an energy performance asset rating of C58.





Terms

The unit is offered to let on a new lease for a term of years to be agreed at a rent of £170,000 per annum.

VAT & Stamp Duty Land Tax

VAT & SDLT will be payable on the property at the prevailing rates.

Anti-money Laundering Compliance

The lessee will be required to provide company and / or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022.

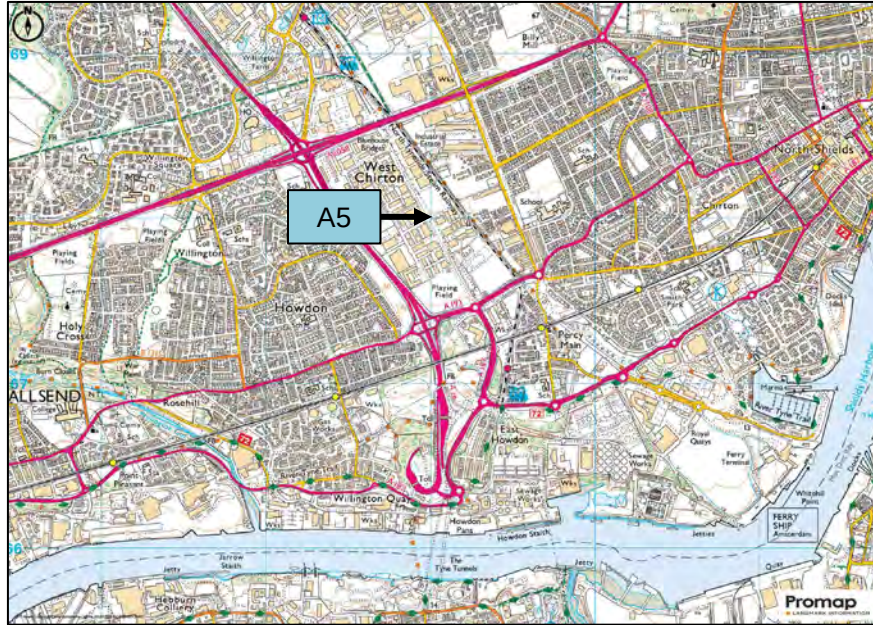
For further information please visit www.legislation.gov.uk.

Viewing

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



Location



Contact

For further information, or to arrange a viewing, please contact Knight Frank.

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Particulars dated July 2026. Photos dated July 2026.

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