

To Let

Unit 7, Finlay Court, Simonside Industrial Estate, South Shields, NE34 9QA



Modern Warehouse on Secure Estate 682.1 m² (7,342 sq ft)

- Modern refurbished logistics / industrial unit
- Approx 1 mile to the A19 and less than ¼ mile to Port of Tyne
- Established estate boasting occupiers including Atlas Copco, GRC Filtration and 3Sixty 3pl
- Secure enclosed estate via electrically operated gate
- Rent: £54,000 per annum

Situation

Finlay Court is located off Waldrige Way on Simonside Industrial Estate, South Shields approximately 8 miles east of Newcastle upon Tyne, 7 miles north of Sunderland, 7 miles north east of Washington and 4 miles north of the Nissan UK Manufacturing complex.

Access is from the A194 Newcastle Road which links the South Shields with the A19 approximately 1 mile to the south west. The Port of Tyne is also situated within ½ mile providing access to a range of shipping destinations.

Public transport is nearby with both a bus stop at the entrance to the estate and Simonside Metro station within a 10 minute walk (0.4 miles).

Nearby amenities are plentiful with a Tesco Superstore, McDonalds, Burger King, Starbucks and Premier Inn all within 0.3 miles.

Please refer to the attached map and plan for further information.

Description

The unit benefits from the following specification and features:

- Steel portal frame construction
- Brick / blockwork to dado level
- Insulated roof and cladding
- 4.8 m clear internal height rising to 6 m
- Access via loading door (3.6m wide x 4.1 m high)
- Two-storey office accommodation
- WC facilities
- Mains services including 3 phase electricity
- 8 dedicated car parking spaces

Rateable Value

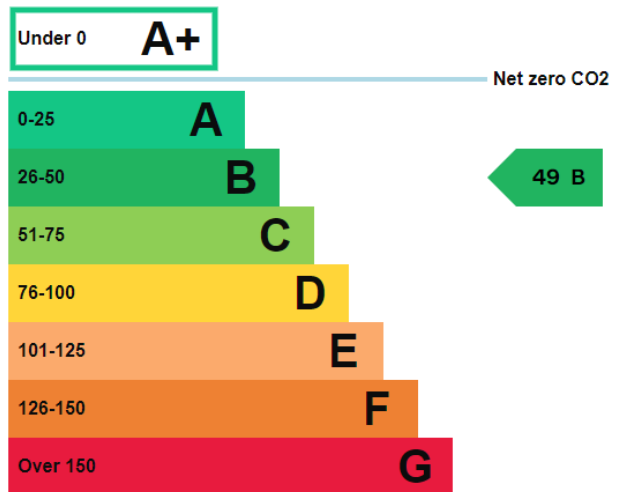
According to the Valuation Office Agency website the property has a Rateable Value of £29,750.

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

Particulars: November 2024
Images: November 2024

Energy Performance

Unit 7 has an Energy Performance Asset Rating of B49.



Accommodation

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

	Sq m	Sq ft
Warehouse	506.0	5,446
Office & Staff Amenities	176.1	1,895
Total	682.1	7,342

Terms

The property is available by way of new full repairing and insuring lease at a rent of £54,000 per annum exclusive.



Viewing

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



VAT

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



For further details please contact:



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Subject to Contract

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