

TO LET

Unit L5, Intersect 19, Tyne Tunnel Estate
North Shields, NE29 7UT



High Bay Unit with 1.5 MVA Supply 5,361 m² (57,707 sq ft)

- Modern unit on established estate adjacent to A19
- Warehouse Gross Internal Area (GIA): 4,544.1 m² (48,912 sq ft)
- Ground floor office / amenities GIA: 398.3 m² (4,287 sq ft)
- High specification office accommodation, canteen and meeting rooms
- Clear Internal Height of 9.5 m
- Travelling cranes – up to 20T capacity
- Available by way of subletting or assignment
- Passing Rent: £345,000 PA

SITUATION

Intersect 19 is situated on Tyne Tunnel Estate, a well established and strategically located business park adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network to the north, south, east and west.

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

Newcastle International Airport offers regular flights to destinations across the UK, Europe and Dubai as well as air freight facilities, while Ports of Tyne and Sunderland are both situated in close proximity.

The estate is accessed from the A193 less than ¼ mile from the A19.

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

Description	m ²	sq ft
Factory/Warehouse	4,544.1	48,912
GF Offices/WC facilities	398.3	4,287
First floor canteen	141.3	1,521
First floor changing rooms	48.0	517
Mezzanine storage	229.5	2,470
Total	5,361.1	57,707



DESCRIPTION

Completed in 2018 the unit benefits from the following specification:

- Steel portal frame construction
- Block walling at lower level with insulated steel profile cladding to eaves
- Insulated steel sheet roof inc. rooflights
- 50 kN/m² reinforced concrete floor throughout
- Access via 2 electric sectional doors from rear yard (7.38m height x 7.95m width)
- Single sectional door to front elevation (5m x 5m)
- 2 No. 20T, 1 No. 1T & 1 5T travelling cranes
- 3 phase power supply, gas and water
- L1.5 MVA dedicated power supply
- LED lighting
- High quality offices, canteen and WC facilities
- Mezzanine storage
- Secure service yard
- Dedicated parking

ACCOMMODATION

The property has been measured on a gross internal basis in accordance with the RICS Code of Measuring Practice (6th ed.) and provides the following floor areas:-

RATING

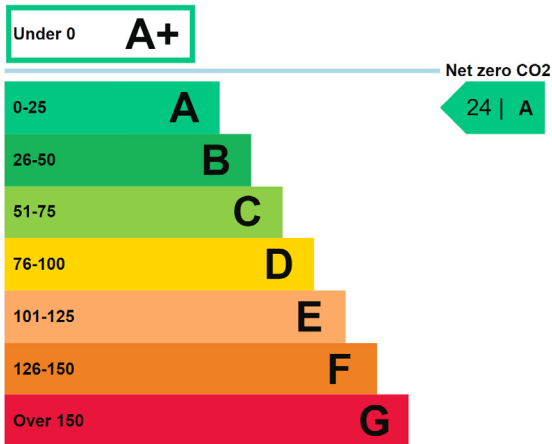
According to the Valuation Office Agency website, the property has as Rateable Value of £241,000 (effective April 2023).

The estimated business rates bill from 1 April 2023 is £115,358 though we advise interested parties to make their own enquiries as to whether any rates relief applies.



ENERGY PERFORMANCE

The property has an Energy Performance Asset Rating of A.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

TENURE

The premises are held by way of an existing lease expiring 22 April 2028. The current passing rent is £345,000 per annum. There is a rent review outstanding from 23 April 2023.

~~Truixukhughdly sddvh frqwdfw~~



P DUN SUR XGOR FN
34<4#>7#834<#># : :99#>9 ; ;<4
P.dunsurxgorfn@knightfrank.co.uk

VIP R Q KDJ J H
34<4 8<7 833< ru3 : :< ; 8:3936
Vip.rqkdjjh@knightfrank.co.uk

Subject to Contract

IMPORTANT NOTICE

- Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 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.
- VAT: The VAT position relating to the property may change without notice.
- 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.
- To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2022. Photographs dated June 2017.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

TERMS

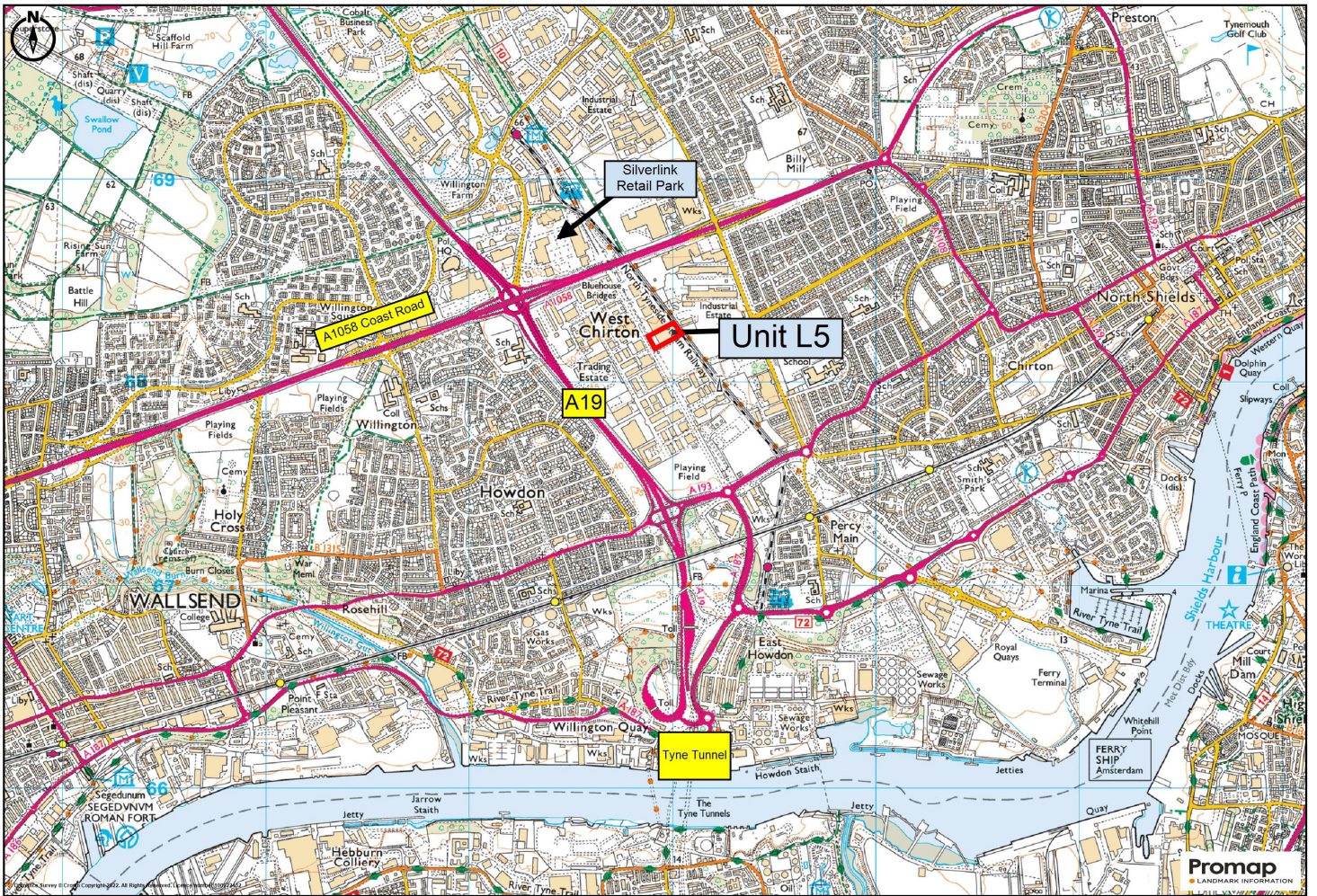
The premises are available by way of an assignment or sublease of our client's leasehold interest.



VIEWING

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

Particulars: October 2023



Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number 100022432. Plotted Scale - 1:25000

