

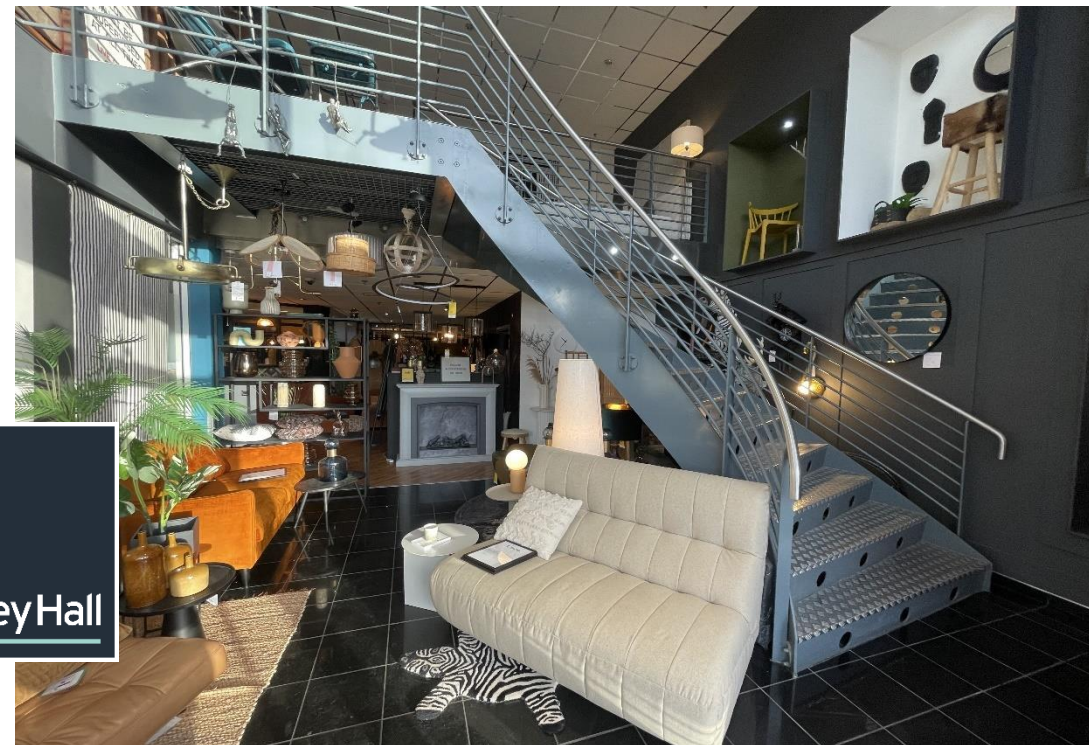
INDUSTRIAL UNIT / RETAIL SHOWROOM TO LET

Industrial Unit, Shaftesbury Avenue,
Simonside Industrial Estate, South
Shields, NE34 9PH

- Industrial unit / showroom
- Storage warehouse
- Total size of 1,123.55m² (12,094ft²)
- Dedicated parking
- EPC Rating B40
- May be suitable for a variety of uses STPP

Rent of £80,000 per annum

BradleyHall



LOCATION

The subject property is located on Shaftesbury Avenue within Simonside Industrial Estate in South Shields. Simonside Industrial Estate is a popular and established commercial location with local and national businesses including Barbour and Son, Be Modern, C&W Power Solutions, NPI Building Supplies, Tesco superstore and McDonalds.

Shaftesbury Avenue is the main road through the industrial estate and links directly with Newcastle Road, forming part of the A194 between the A19 and South Shields town centre. The A19, which is a main road through the North East region, is just 0.6 miles away. The property can be easily accessed by public transport with Bede and Simonside Metro Stations both less than 0.5 miles away.

DESCRIPTION

The subject property comprises a modern build detached industrial unit which is arranged over ground and first floor with an internal mezzanine. In addition, there is a warehouse to the rear.

The property is very well presented throughout providing a furniture showroom, complete with traditional retail warehousing glazed frontage. The subject property comprises an internal partitioned office and staircase access to the first-floor mezzanine, with a staff kitchen and WC facilities. The showroom benefits from suspended ceilings, LED and spotlighting, underfloor heating and sprinkler system.

The subject property benefits from a warehouse to the rear which currently provides an extensive storage area. The rear benefits from direct access from an electric up and over roller shutter door (providing a height up to 7m at the apex) with shared access down the side of the property.

Externally, the property benefits from a private yard to the front which is currently utilised for customer car parking.

ACCOMMODATION

We calculate the approximate internal floor areas to be as follows:

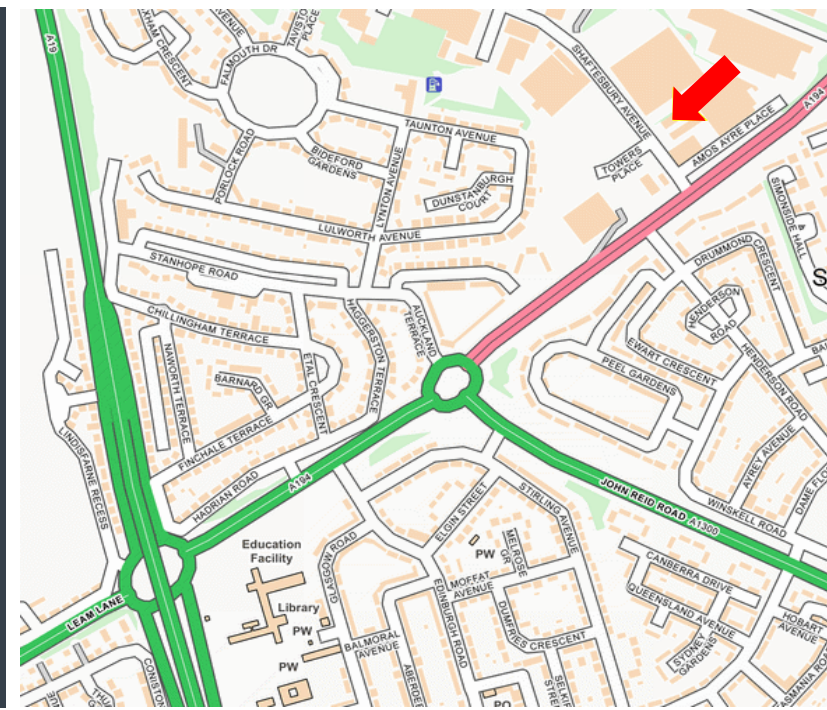
Ground Floor	319.81m ²	3,442ft ²
Mezzanine	290.11m ²	3,123ft ²
Warehouse (rear unit)	513.63m ²	5,529ft ²
Total	1,123.55m²	12,094ft²



Car parking on site
Situating in Simonside Industrial Estate
0.5 miles from Bede & Simonside Metro Station
0.6 miles from A19
0.6 miles from A185
1.2 miles from Port Of Tyne



275 ft from Newcastle Road (A194)
2 miles from the Tyne Tunnel



RATING ASSESSMENT

We have been unable to obtain the current Rateable Value for this property. Interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a new lease with terms to be agreed at a rent of £80,000 (Eighty Thousand Pounds) per annum.

EPC RATING

B40

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that:

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



CONTACT US

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk