

NEW BUILD INDUSTRIAL UNITS TO LET

West Chirton Industrial Estate, Alder Road, North Shields, NE29 8SD

- Industrial Units to Let
- Great Supporting Transport Links
- Sizes From 94m² (1,012ft²) to 108m² (1,162ft²)
- EPC Rating B
- Roller Shutter Access
- Modern Ancillary
- May be Suitable For a Variety of Uses
- New Build Units

Rent from £14,775 per annum

BradleyHall



LOCATION

West Chirton Industrial Estate is located in North Shields 6.8 miles away from Newcastle upon Tyne. The site is on Alder Road which is in close proximity to major transport links including Coast Road, and the A19. Block 7 is situated towards the end of the estate adjacent to Middle Engine Lane.

Due to the vast amount of businesses located in West Chirton Industrial Estate, the site sees a high amount of traffic, and footfall. Public transport makes the site very accessible for customers, clients, and staff in the local area, Middle Engine Lane bus stop is 0.2 miles from Block Seven.

Other businesses in the Estate include Appleby Dance Company, Tri-Wall North East, and Sean Armstrong Fitness. The units within Block Seven give potential occupiers a great opportunity to use the units for a variety of uses.

DESCRIPTION

There are currently 11 newly built units, they are all arranged over a ground floor with two sizes available. All units come with a modern office ancillary, a w/c facility and reception area. The two sizes available are 1,012ft² and 1,162ft² making an ideal space for a multitude of business uses.

The properties have a steel portal frame with a brick fill and a concrete flooring. All units include a large roller shutter, with a separate access point at the front. The units have been designed to a high specification with LED lighting and an electricity supply throughout.

ACCOMMODATION

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

Unit	Ft ²	M ²
7B	1,012	94
7C	1,012	94
7D	1,012	94
7E	1,012	94
7F	1,012	94
7G	1,162	108
7H	1,162	108
7I	1,162	108
7J	1,162	108
7K	1,162	108
7L	1,162	108



Adjacent to Middle Engine Lane

0.2 miles from Middle Engine Lane Bus Stop

6.8 miles from Newcastle upon Tyne



On site car parking

4 miles from Tynemouth

2.8 Miles from North Shields Centre

EPC RATING

B

TERMS

The units are available by way of new lease with terms to be agreed on the following basis:

- Annual RPI rent reviews
- Outside the Landlord and Tenant Act 1954
- Quoting rental terms

Our client does not have to accept the best or any offer put forward.



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.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk



CONTACT US

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk