



TO LET
TRADE COUNTER/ INDUSTRIAL UNIT
UNIT 2H,
WESTERN APPROACH INDUSTRIAL ESTATE, SOUTH
SHIELDS, NE33 5DW



6,339 sq. ft. (589 sq. m.)
Approx. Gross Internal Area

*** Sub-let/ assignment lease expiring November 2025**





Location:

The subject unit is within the Western Approach Industrial Estate, South Shields.

This scheme comprises 9 trade warehouse units occupying a prominent position with extensive frontage onto the A194 Dual Carriageway (Western Approach Road).

Offering primary access to South Shields, linking with the A19 trunk road approximately 2.5 miles to the south east and forming a direct link to the A1(M).

Other occupiers in same trade center include, JW Bakery, HHS Hire, Versatile, Screwfix and CEF. The is also one other vacant unit.

Description:

Industrial unit, steel frame, multi pitched roof, blockwork walls and a solid concrete floor. The Plumb Centre have then subsequently fitted a trade counter area, goods display area, male and female toilets and staffroom as well as an extensive amount of racking within the open industrial space.

The property benefits from fluorescent tube lighting, CCTV and an electric roller shutter door.

The trade counter and goods display area has a tiled floor, wall coverings suitable for additional racking, air conditioning and CCTV.

Accommodation:

	Sq.ft.	Sq.m.
Approx. Gross Internal Area	6,339	589

Tenure:

The premises are available by way of a sub-let or assignment of the existing lease expiring on 13th November 2025.

Rental:

£28,615 per annum, exclusive.

Rates:

Rateable Value (2017): On application

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

EPC:

EPC Rating: **C** - 73

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





Viewing:

Strictly via joint agents:

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Birmingham
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Or

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Chris Dent / Charlotte Marshall

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Ref: G6040
Date: March 2019

Subject To Contract

