

Tyne Tunnel Industrial Estate, North Tyneside, **NE29 7BY**

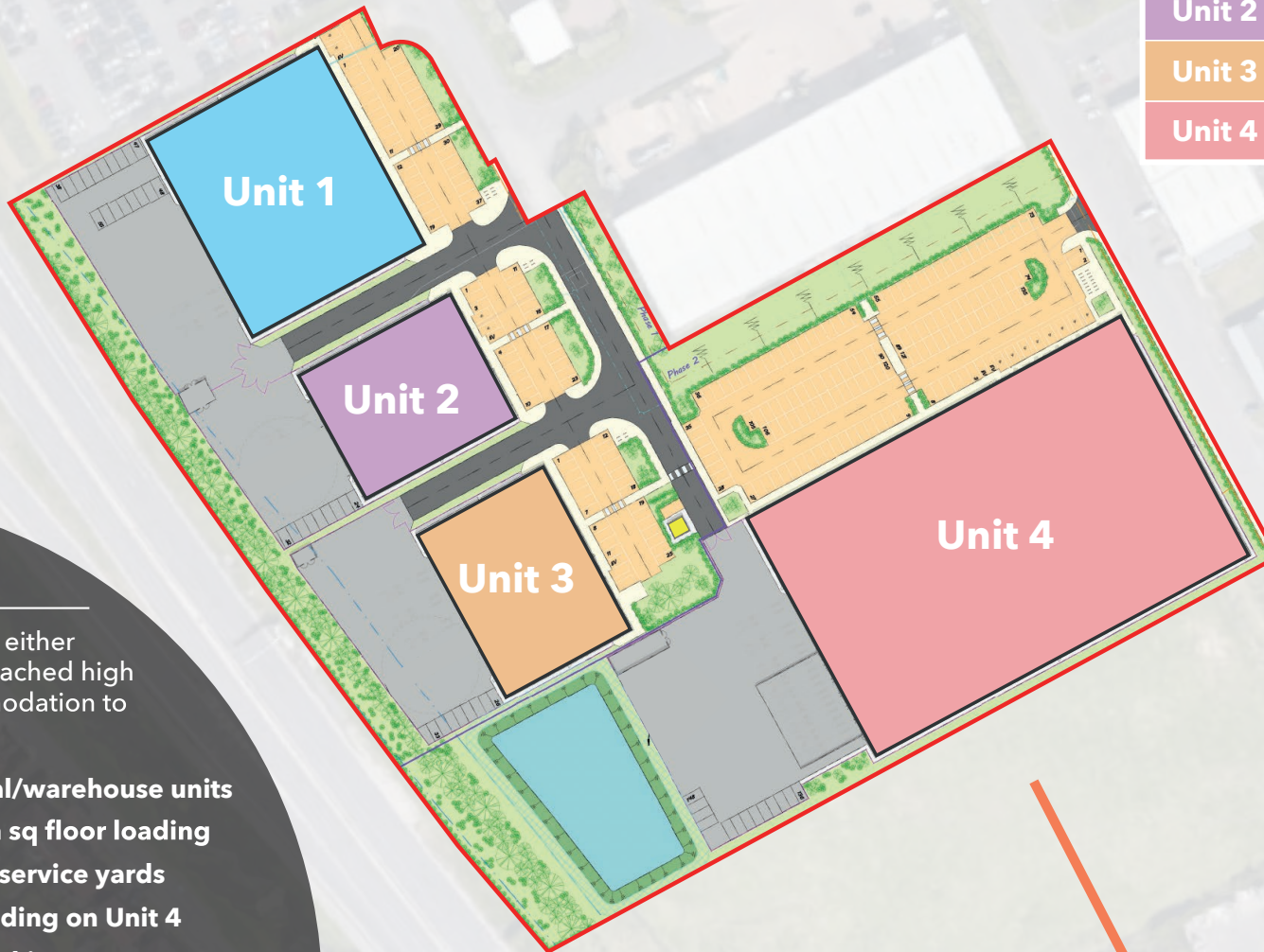
New units suitable for **industrial**
and **automotive** uses

 **venus** park



▲
NORTH

A19



A19

▼
SOUTH

02 Master plan

Units can be built to meet specific size and specification criteria

Unit 1	2,787 sq. m	30,000 sq. ft
Unit 2	1,547 sq. m	16,655 sq. ft
Unit 3	1,692 sq. m	18,215 sq. ft
Unit 4	7,404 sq. m	79,700 sq. ft

Specification

The units will provide either semi-detached or detached high specification accommodation to include:

- High bay industrial/warehouse units
- Minimum 35Kn/m sq floor loading
- Dedicated secure service yards
- Potential dock loading on Unit 4
- Designated car parking
- Generous parking provision and EV charging

Self-contained car dealership premises can be delivered in accordance with bespoke occupier requirements.



03 Key Occupiers

1 **SCREWFIX**
 2 **TOOLSTATION**
 3 **PLUMB CENTER**

4 **JEWSON**
 5 **Speedy**
 6 **motordepot**
carsupermarket

7 **AIS TRAINING**
 8 **MAERSK TRAINING**
 9 **OddBalls**

10 **Fishers**
 11 **Lookers**
Customers for Life
 12 **TESCO**

13 **SILVERLINK SHOPPING PARK**
North Tyneside
 14 **McDonald's**



04 Location



NEWCASTLE INTERNATIONAL AIRPORT
11.8 MILES - 23 MIN BY CAR



NEWCASTLE CITY CENTRE AND RAILWAY STATION
6.4 MILES - 16 MIN BY CAR



NEWCASTLE FERRY TERMINAL NORTH SHIELDS
2.9 MILES - 10 MIN BY CAR



LEEDS - 98 MILES
EDINBURGH - 127 MILES
LONDON - 283 MILES

Agents



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Developer



Northumberland Estates

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