

TO LET INDUSTRIAL / WAREHOUSE UNIT

97,801 sq ft with 2.33 acre secure concrete yard



Shaftesbury Avenue, South Tyneside, NE34 9PH



LOCATION

The property is situated on Shaftesbury Avenue within the Simonside Industrial Estate in Jarrow. The location offers ease of access to the major road networks throughout the region with the A1(M) being 8 miles to the west via the A194 and the A194(M) and the A19 situated approximately 1 mile to the west via the A194. The Port of Tyne is 1 mile to the east and the Tyne Tunnel approximately 1 mile to the north east with Newcastle City Centre 10 miles to the east and Sunderland City Centre 9 miles to the south.

DESCRIPTION

The premises comprises of a detached industrial/warehouse unit of steel frame construction with ancillary offices. The property is undergoing a comprehensive programme of refurbishment which will include recladding of the whole building, new roof and new concrete floors. The unit will have an eaves height of approximately 10m to underside of steelwork and will be accessed via seven electrically operated up and over sectional loading doors on the northern elevation. The property has extensive secure concrete yards on three elevations totalling approximately 2.33 acres. The unit also benefits from 360 degree circulation with a single electrically operated up and over loading door situated on the southern elevation of the building.



SPECIFICATION

- 10m eaves height to underside of steelwork
- Eight loading doors
- 2.33 acre secure concrete yards (5.53 acre site)
- 360 degree circulation
- LED lighting in warehouse
- Power - 1,500 kva
- Roof mounted PV - 323,000 kWh pa
- Excellent access to A1(M) and A19

SITE PLAN



ACCOMMODATION

	Sqm	Sq ft
Warehouse	8,719	93,851
Office/Welfare	236	2,540
Canteen/Welfare	131	1,410
Total	9,086	97,801
Site Area	5.53 Acres	



TERMS

The property is available by way of a new FRI lease on terms to be agreed.



RATES PAYABLE

The property will be assessed for rates on completion of the refurbishment works.



LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the completion of any transaction.



VAT

We understand that the property is opted to tax and therefore VAT will be payable.



MONEY LAUNDERING REQUIREMENTS

To comply with Anti-Money Laundering regulations, the purchaser will be required to provide the following information.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers/funders/lessee.



ENERGY PERFORMANCE CERTIFICATE

The property will need to be assessed on completion of the refurbishment works but the aim is achieve an A rating.





Shaftesbury Avenue,
South Tyneside,
NE34 9PH



- ▶ NEWCASTLE UPON TYNE 10 MILES
- ▶ SUNDERLAND 9 MILES
- ▶ DURHAM 18 MILES

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