

TO LET

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# TYNE TUNNEL ESTATE

B7 Hamar Close, North Shields NE29 7XH



## Key Highlights

- Warehouse/industrial unit
- 1,092.05 sq m (11,755 sq ft)
- Excellent communication links adjacent to A19 and one mile from Tyne Tunnel
- Nearby occupiers include Howdens, Lookers and Axminster Tool and Machinery

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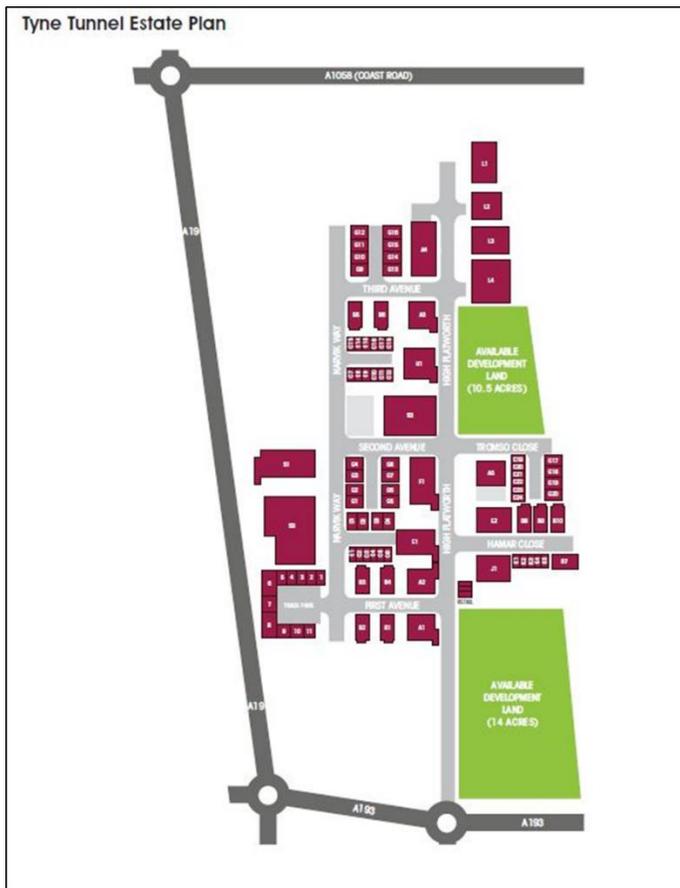
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## Location

Tyne Tunnel Estate is strategically located near the intersection of the A19 Tyne Tunnel Road and the A1058 Coast Road.

The estate lies at the intersection of the A19 Tyne Tunnel road and the A1058 Coast Road providing excellent communication links to the region.

Newcastle city centre is located less than seven miles to the west via the A1058 with Sunderland city centre 12 miles to the south via the A19.



## Accommodation

| Area                   | sq m            | sq ft         |
|------------------------|-----------------|---------------|
| Front offices          | 83.5            | 899           |
| Trade counter/ welfare | 104.65          | 1,126         |
| Warehouse              | 903.90          | 9,730         |
| <b>GIA</b>             | <b>1,092.05</b> | <b>11,755</b> |

## Description

The unit benefits from the following:

- Open plan production / storage space
- Double pitched roofs inc. rooflights
- Internal height of 4.1 m rising to 5.1 m
- Electric loading doors: h 4.25 m x w 5.2 m
- Open plan office space
- Trade Counter
- Separate male, female & disabled WCs
- Three phase electricity

## Rent

£66,000 per annum exclusive.

## Lease Terms

The unit is available to let by way of a new Full Repairing an Insuring lease for a term of years to be agreed.

## Rateable Value

The property is listed in the 2017 Rating List as Rateable Value of £35,250.

The current rates payable are £18,048 per annum.

## Services

The property is connected to all mains services; however, we recommend all interested parties should make their own enquiries in this regard.

## EPC

A full copy of the EPC is available on request.

## VAT

All figures quoted herein are exclusive of VAT unless expressly stated otherwise.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

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