

**Mileway**

# Viking Industrial Park Jarrow

Available to Let  
Warehouse  
101,475 sq ft (9,427 sq m)

Yard area



24-hour access



LED lighting



4 ground level loading doors



On-site parking

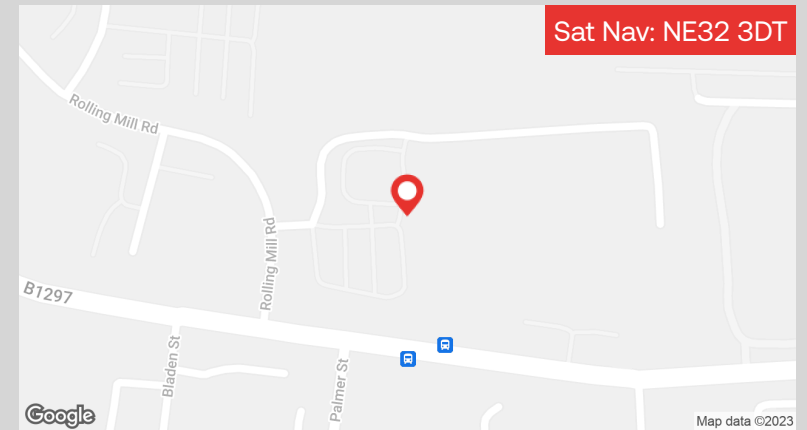


4 dock level loading doors



# Viking Industrial Park

Rolling Mill Road Viking Industrial Estate Jarrow NE32 3DT



## Description

Viking Industrial Park is a modern well established business park with a range of industrial and office accommodation. Enterprise House is an impressive high specification facility providing open plan warehousing, 2 storey office accommodation and staff amenities on a site area of approximately 3.098 hectares (7.65 acres).

## Location

Viking Industrial Park is situated to the south of the River Tyne in Jarrow, South Tyneside less than 7 miles east of Newcastle upon Tyne, 10 miles north of Sunderland and less than 6 miles north of the Nissan car manufacturing plant in Washington. The park is accessed via the B1297 which links to the A19, one of the North East's main north south trunk roads is less than 1 mile to the east. The Tyne Tunnel river crossing is also located less than a mile to the east. Jarrow Metro Station is situated within 0.5 mile (10 minutes walk) providing excellent public transport across Tyne & Wear. Regular bus services operate along the B1297 on which the business park is located.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

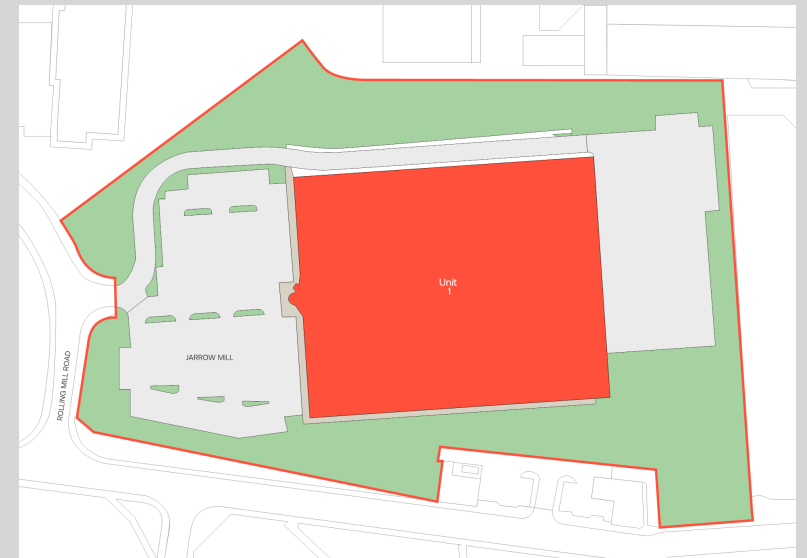
## Viewing / Further Information

Please contact:

**Mileway**  
**Craig Johnson**  
 northeast@mileway.com  
 0191 3130440

**Knight Frank**  
**Mark Proudlock**  
 Mark.Proudlock@knightfrank.com  
 0191 594 5019

**Knight Frank**  
**Simon Haggie**  
 Simon.Haggie@knightfrank.com  
 0191 594 5009



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 1	Warehouse	101,475	9,427.3	Immediately	£6.50 psf
Total		101,475	9,427.3		

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.