

# TO LET

Unit S2, Tyne Tunnel Estate,  
North Shields, NE29 7SY



CGI showing unit post refurbishment

## Large Warehouse Unit on Secure Site 6,054.8 m<sup>2</sup> (65,173 sq ft)

- Detached warehouse undergoing refurbishment
- Warehouse area: 5,824.4 m<sup>2</sup> (62,693 sq ft)
- Two-storey office accommodation / amenities: 230.4 m<sup>2</sup> (2,480 sq ft)
- Prominent location on main Tyne Tunnel Estate spine road (High Flatworth)
- Within close proximity of A19 and Tyne Tunnel entrance
- Rent: £440,000 per annum

## SITUATION

Tyne Tunnel Estate is strategically located adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network and in close proximity to the Port of Tyne.

Newcastle City Centre is located less than 7 miles to the west via the A1058 with Sunderland City Centre 12 miles to the south via the A19.

## DESCRIPTION

Unit S2 is a detached unit undergoing refurbishment providing open plan manufacturing / warehouse space and 2 storey office accommodation and amenities. In summary it benefits from the following:

### Office Accommodation

- Newly refurbished 2 storey offices
- Open plan and modular office space
- Staff amenities including WCs and canteen area
- Gas central heating
- Staff car park accessed from 2<sup>nd</sup> Avenue

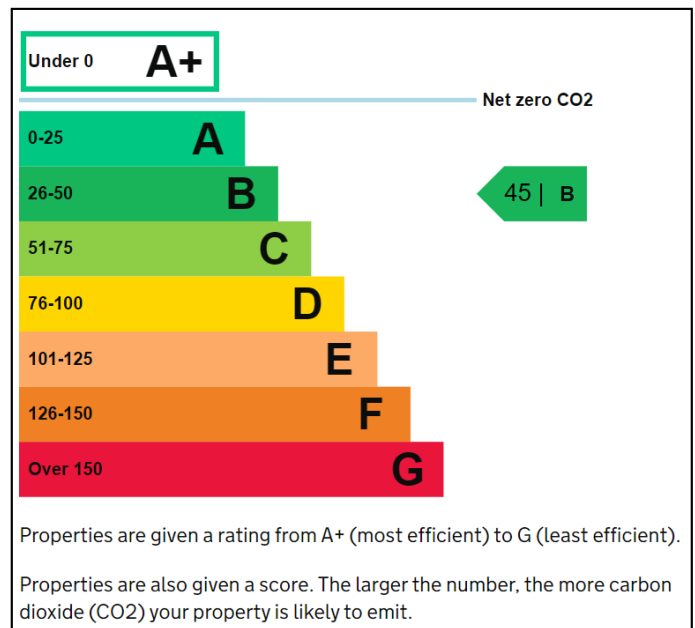
### Production / Warehouse

- Open plan warehousing / manufacturing space
- Clear internal height of 6.1 m
- Ground level loading doors (front & back)
- Scope for additional loading doors to side elevation
- High bay LED lighting
- Substantial canopies above loading
- Large secure fenced yard and loading area
- Substantial power supply



## ENERGY PERFORMANCE

The property was assessed for energy performance in October 2018 and has the following Energy Efficiency Rating. Further information is available on request.



## RATING

According to the Valuation Office Agency website the property has a Rateable Value of £178,000. For further information please visit [www.voa.gov.uk](http://www.voa.gov.uk)



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Subject to Contract – January 2024

## ACCOMMODATION

The unit has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and the areas are set out below:

	m <sup>2</sup>	sq ft
Warehouse	5,824.4	62,693
Offices / Amenities	230.4	2,480
<b>Total</b>	<b>6,054.8</b>	<b>65,173</b>

## RENT

The unit is available on fully repairing and insuring terms at a rent of £440,000 per annum.

Brochure: January 2024  
Images: September 2022

## VAT

All prices and rents are quoted exclusive of Value Added Tax and will be subject to VAT at the prevailing rate.

## VIEWING

Strictly by appointment through agents.

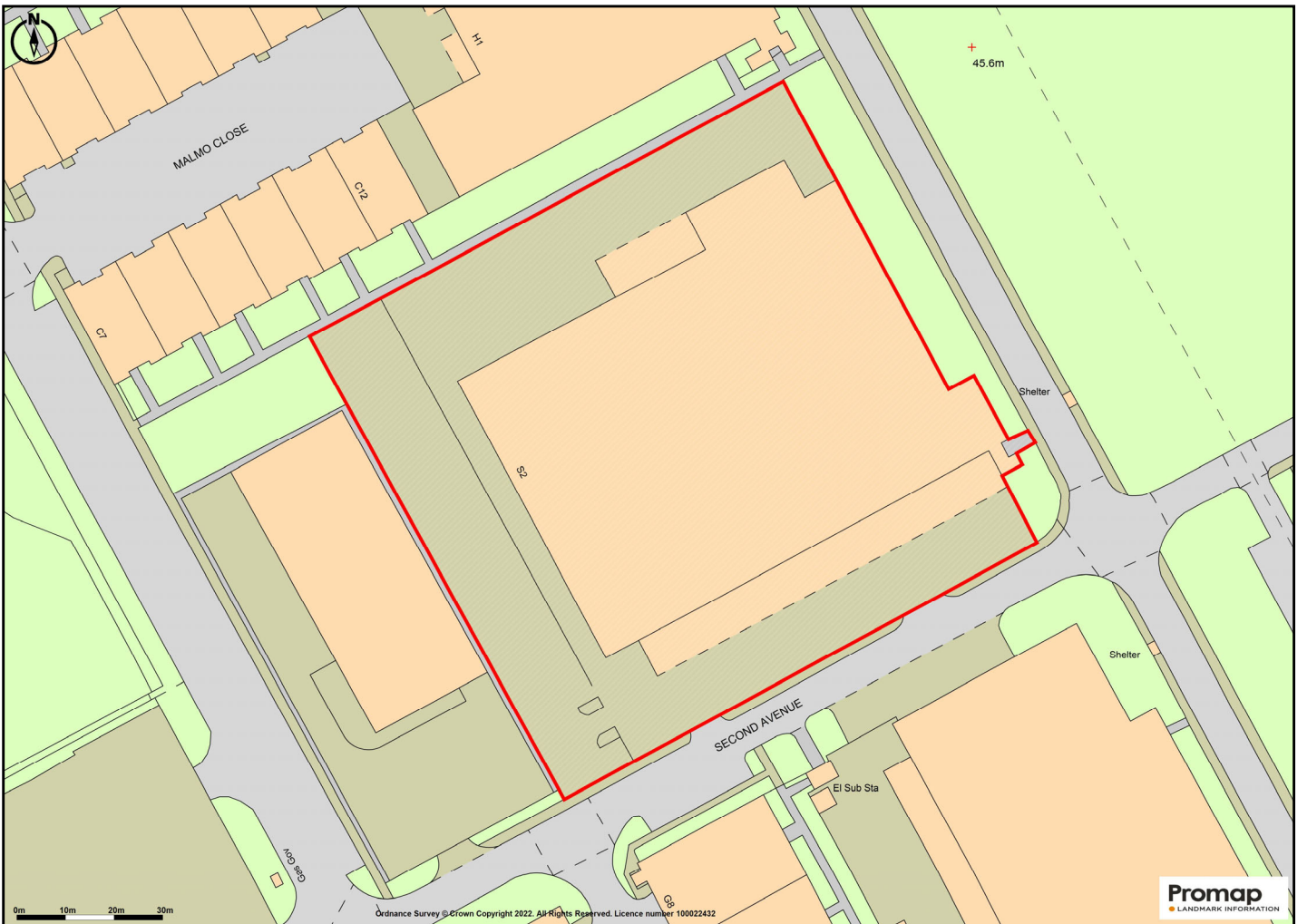
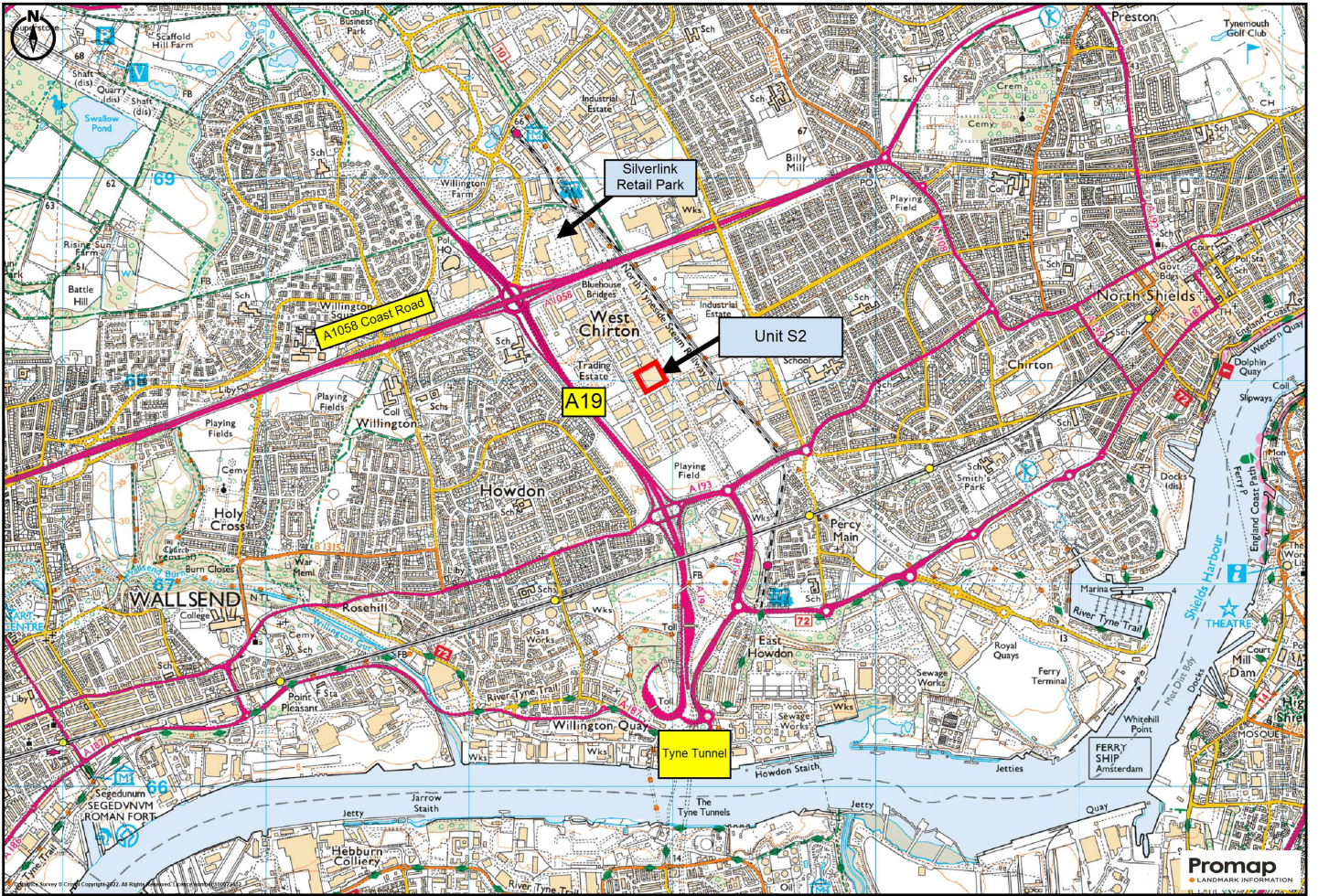


CGI showing unit post refurbishment

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