

Available November 2023

ENTERPRISE HOUSE VIKING INDUSTRIAL PARK

High Specification Warehouse / Manufacturing Facility extending to 9,449.25 m² (101,711 sq ft)



Mileway



ENTERPRISE HOUSE VIKING INDUSTRIAL PARK JARROW, TYNE & WEAR, NE32 3DP

Viking Industrial Park

Viking Industrial Park is a modern well established business park with a range of industrial and office accommodation.

Occupiers include the Legal Services Commission, South Tyneside PCT, South Tyneside Homes & Kaefer Ltd.

Enterprise House

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).

It benefits from the following features:

Office Accommodation

- 2 storey office accommodation
- Imposing reception atrium
- Passenger lift
- Staff amenities including WC facilities and canteen
- Powder coated aluminium double glazing
- Suspended ceilings and recessed lighting Perimeter trunking
- Central heating
- Staff car park providing circa 155 spaces

Warehouse

- 2 bays with clear internal height of 8 m
- High bay halogen and LED lighting
- Ceiling mounted Ambi-rad heating
- Dedicated service yard to rear
- Canopy above loading doors
- 4 no ground level loading doors (3.4 m wide x 4.8 m high)
- 4 no dock level loading doors
- All mains services
- Dedicated electrical substation providing substantial capacity



Location

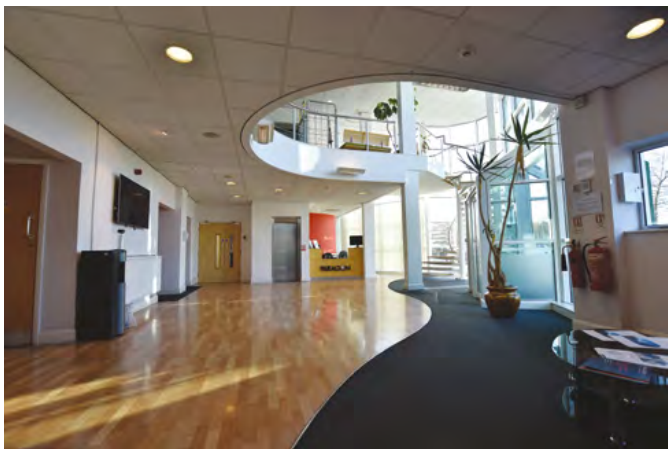
Viking Industrial Park is situated to south of the River Tyne in Jarrow, South Tyneside less than 7 miles east of Newcastle upon Tyne, 10 miles north of Sunderland and less than 6 miles north of the Nissan car manufacturing plant in Washington.



The park is accessed via the B1297 which links to the A19, one of the North East's main north south trunk roads 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.



Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6th Ed) and the following Gross Internal Areas recorded:

	Area (sq m)	Area (sq. ft.)
Ground floor office, reception, staff amenities	575.00	6,189
First floor office & WCs	520.38	5,601
Warehouse	8,353.86	89,920
Total	9,449.24	101,710

Rateable Value

The property has a Rateable Value (RV) of £427,500.

Energy Performance Asset Rating

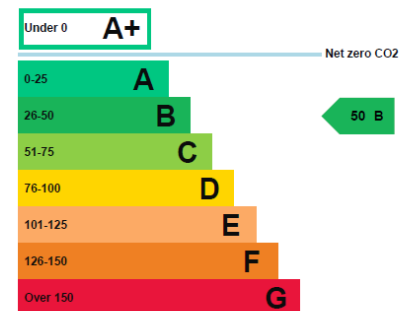
The property has the following Energy performance Asset Rating: EPC Rating - B49

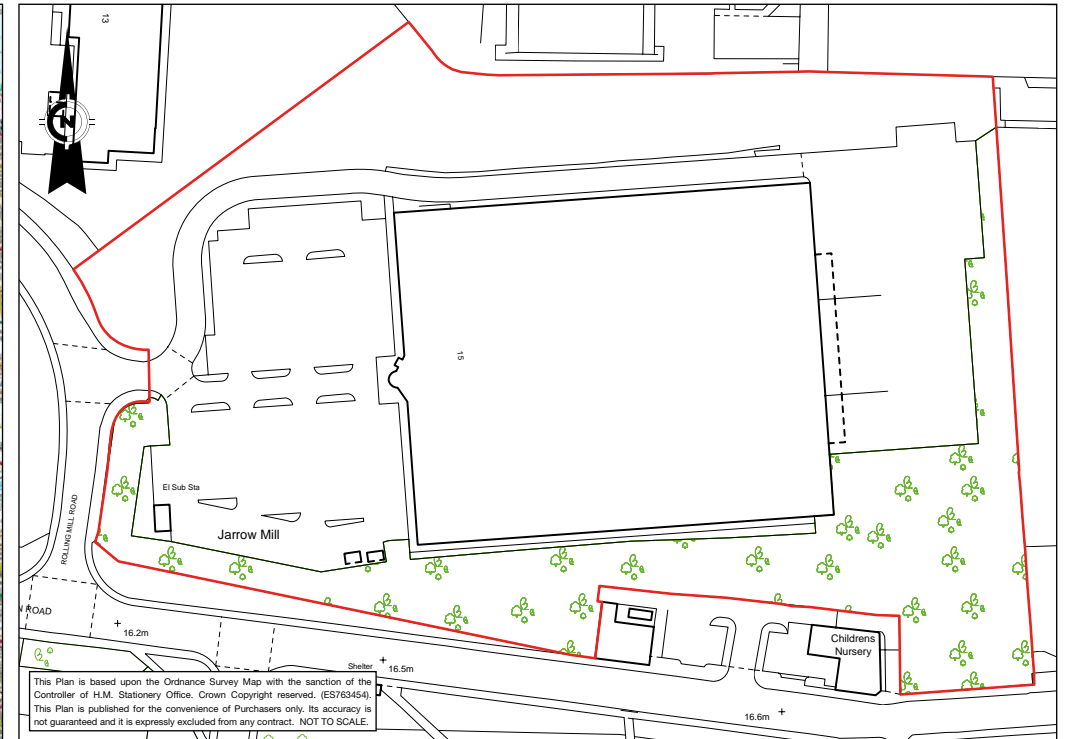
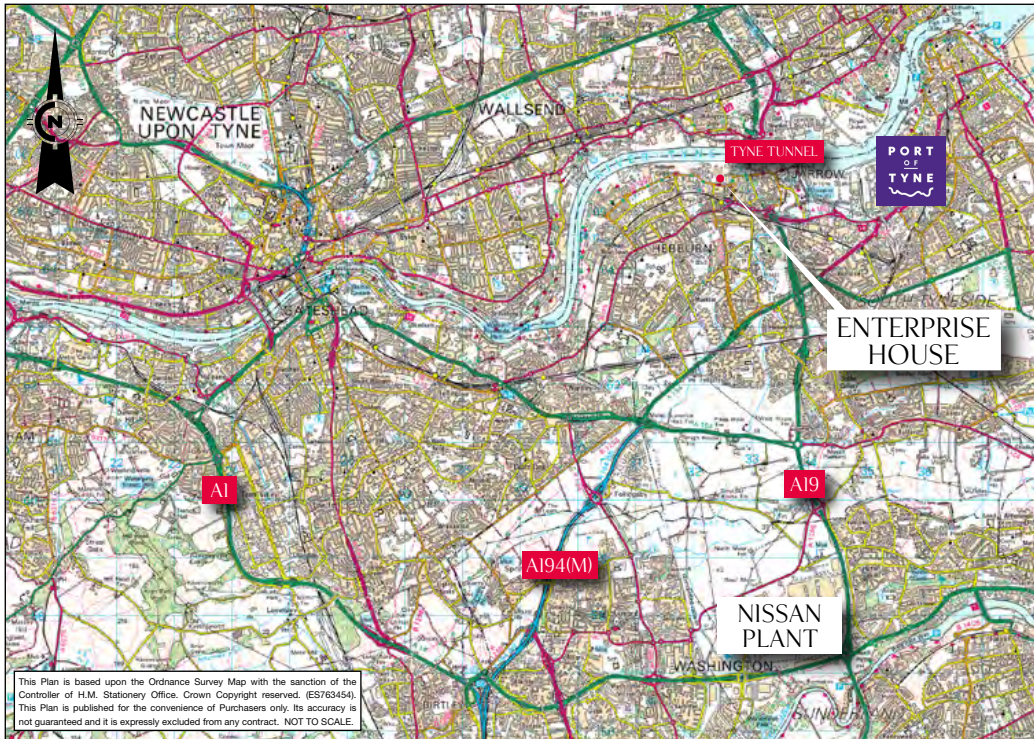
Lease Terms

The property is available by way of a new fully repairing and insuring (FRI) lease for a term of years to be agreed at a rent of £665,000 per annum.

VAT & Stamp Duty

All rents and charges are quoted exclusive of Value Added Tax (VAT) and Stamp Duty which will be charged at the prevailing rate.





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