

# Available January 2025

Unit L7, Intersect 19, Tyne Tunnel Estate  
North Shields, NE29 7UT

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Image of completed Unit L6 (June 2023)

## New High Bay Unit Under Construction 6,769 m<sup>2</sup> (72,865 sq ft )

- Construction in progress
- High specification office accommodation, canteen and meeting rooms
- Clear Internal Height of 9.5 m
- Environmental measures including Photovoltaic Panels and EV charging
- Rent on Application

# SITUATION

Intersect 19 is situated on Tyne Tunnel Estate, a well established and strategically located business park adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network to the north, south, east and west.

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.

Newcastle International Airport offers regular flights to destinations across the UK, Europe and Dubai as well as air freight facilities, while Ports of Tyne and Sunderland are both situated in close proximity.

Intersect 19 boasts industrial and logistics operators including Pentagon Freight Plc, Bergen Logistics, Pryme Engineering and Fishers Services as well as a host of other occupiers across the wider Tyne Tunnel Estate.

Please refer to the attached plans for further directions to the property.

# DESCRIPTION

Unit L7 is the final unit within the Intersect 19 scheme following the successful completion and letting of the adjacent Unit L6.

Unit L7 will be built to the following specification:

## OFFICE ACCOMMODATION

- High specification open plan office to CAT A
- Meeting room & staff amenities
- Air source heat pumps providing heating/cooling
- Mezzanine enabling low cost office extension
- Dedicated staff parking
- EV charging points

## WAREHOUSE

- Steel portal frame construction
- Block walling at lower level with insulated steel profile cladding sheeting to eaves
- Insulated steel sheet roof inc. rooflights
- 50 kN/m<sup>2</sup> reinforced concrete floor
- 2 no dock level & 2 no level access loading doors
- LED lighting
- Electricity generation via photovoltaic array
- Dedicated substation
- Secure service yard



# ACCOMMODATION

The property is designed to deliver the following Gross Internal floor areas.

	M <sup>2</sup>	Sq Ft
Warehouse	5,606	60,344
Office (Ground Floor)	601	6,472
Mezzanine (above offices)	562	6,049
<b>Total (GIA)</b>	<b>6,769</b>	<b>72,865</b>



# DELIVERY

Construction is in progress and the unit is anticipated to be complete and ready for occupation in January 2025.

# ENERGY PERFORMANCE

The property is designed to incorporate the latest environmental materials and measures and will be built to deliver an Energy Performance Rating of 'A'.



## RATING

Adopting the rates per m<sup>2</sup> applied by The Valuation Office Agency in assessing the adjacent Unit L6, an estimation of Rateable Value for Unit L7 is in the order of £340,000.

Please note this is for guidance purposes only and the unit will be formally assessed for rating on completion.

## TERMS

The premises are available by way of a new FRI lease for a minimum 10 year term. Rent on application.

## VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

For further information:



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**Subject to Contract**

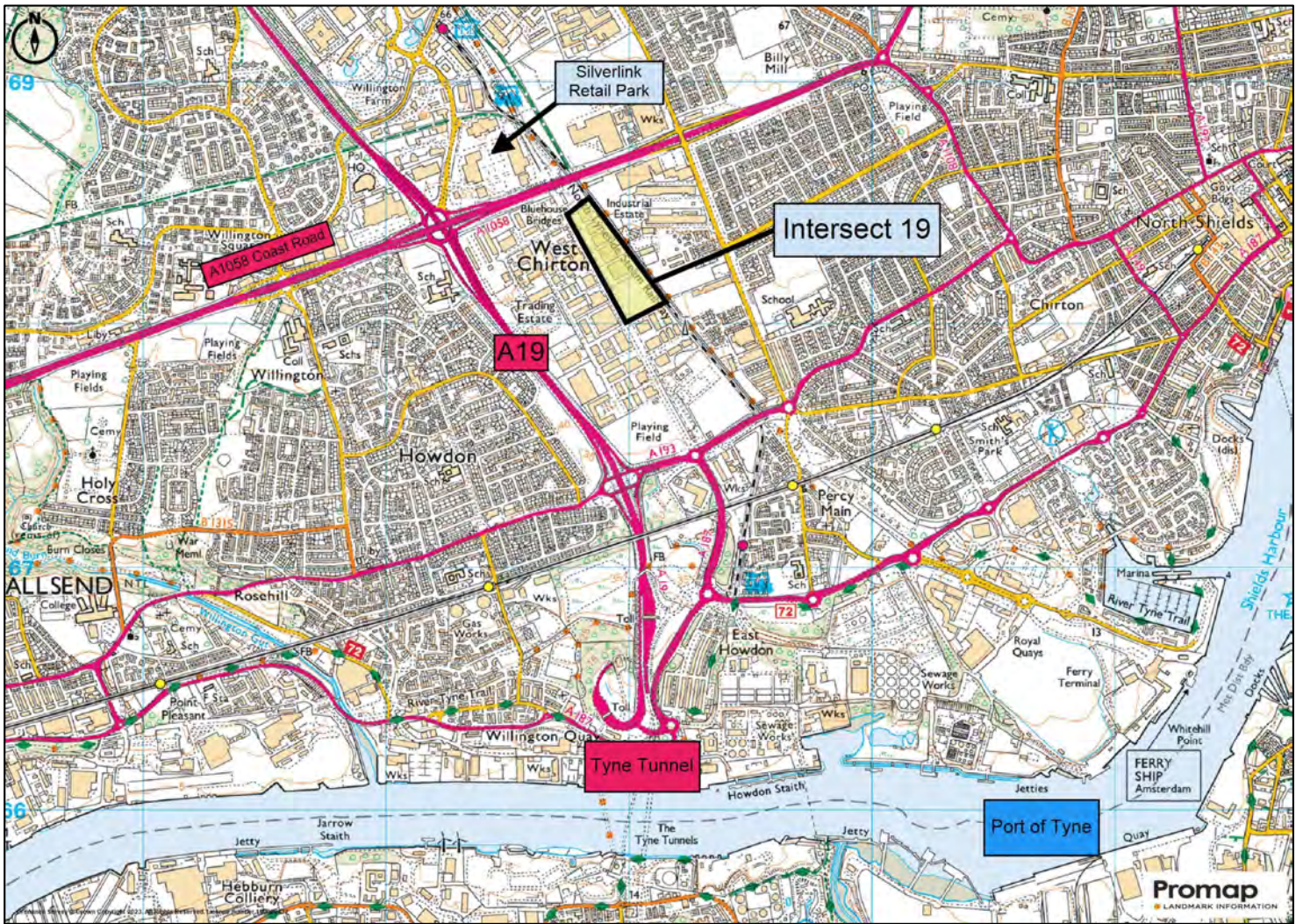
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Particulars dated May 2024. Photographs of Unit L6 dated November 2022.

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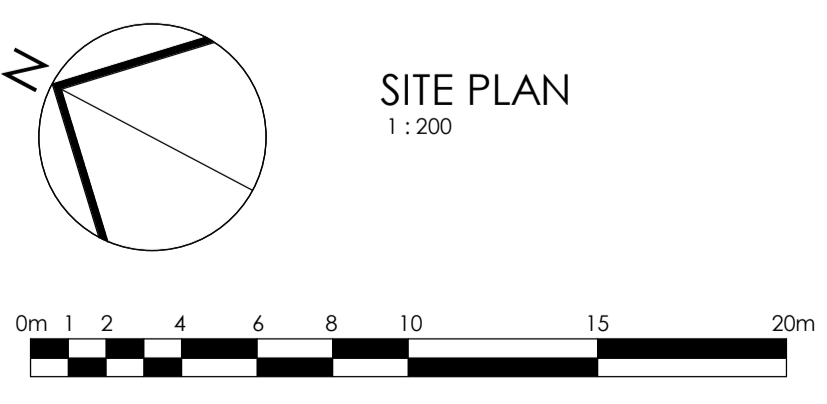


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- BUILDINGS
- AREA OF EXISTING EMBANKMENT TO BE RETAINED
- SOFT LANDSCAPING AS LANDSCAPE ARCHITECT'S DRAWINGS
- HARD LANDSCAPING AS LANDSCAPE ARCHITECT'S & STRUCTURAL ENGINEER'S DRAWINGS
- HARD LANDSCAPING AS STRUCTURAL ENGINEER'S DRAWINGS
- PROPOSED NEW TREES AND VEGETATION
- REFUSE AND RECYCLING STORES REFER TO DRAWING A-9002 FOR MORE INFORMATION
- SUB STATION REFER TO DRAWING A-9001 FOR MORE INFORMATION
- LINE INDICATES ATTENUATION TANK LOCATION



SITE PLAN  
1:300

Drawing Status: <b>TENDER</b>	Submission: <b>S3</b>	Drawing No: <b>3839-FBA-00-ZZ-DR-A-90010</b>	Rev: <b>T3</b>
Job Title: <b>HITE HIGH FLATWORTH UNIT L7</b>	Job No: <b>3839</b>	© Drawing & Design Copyright of:	
Drawing Title: <b>PROPOSED SITE PLAN</b>	<b>FAULKNERBROWNS ARCHITECTS</b>		
Date: <b>02.03.22</b>	Scale: <b>1:200</b>	Drawn By: <b>DW</b>	Checked By: <b>SMC</b>

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