

BUILDINGS FOR BUSINESS

WAREHOUSE / INDUSTRIAL

# TYNE TUNNEL ESTATE

NORTH SHIELDS, NE29 7UT

From 255 SQ. M (2,753 sq. ft) to 1,090 SQ. M (11,736 sq. ft)

**UK**

LAND ESTATES



## TYNE TUNNEL ESTATE



# NORTH TYNESIDE'S COMMERCIAL HUB

Tyne Tunnel Estate is a well-established commercial hub in a prime location for easy access to Newcastle upon Tyne, the wider region and international markets.

Just off the A19 Tyne Tunnel approach road, the estate is minutes away from the Port of Tyne and routes to Europe, direct arterial route access into Newcastle city centre, and close to local city suburbs and towns of North Tyneside.

It is a focal point for manufacturing and distribution alike and offers a range of property from small workshops to large scale warehouses.





# SPECIFICATION

Tyne Tunnel Estate offers a range of unit sizes ideally suited to growing businesses. All offer open plan workshop space, natural light via roof lights, electric loading doors, office accommodation and staff welfare facilities.

- Open plan storage / workshop space
- Electric loading doors
- High quality open plan modern office accommodation
- 3 phase electricity
- Improved energy efficiency - Energy Performance Certificates available on request
- New double pitched insulated roofs
- New insulated steel-clad elevations
- Aluminum framed double glazing
- Modern staff facilities including WC's and kitchenette
- Car parking



## 'C' UNITS

The smallest commercial properties starting at approximately 255.7 sqm (2,753 sqft).



## 'K' UNITS

Slightly larger, starting at approximately 281 sqm (3,024 sqft), with a traditional double pitch roof and higher eaves height.



## 'G' UNITS

Similar in construction to 'K' units, with a larger footprint, starting from 529 sqm (5,691 sqft).

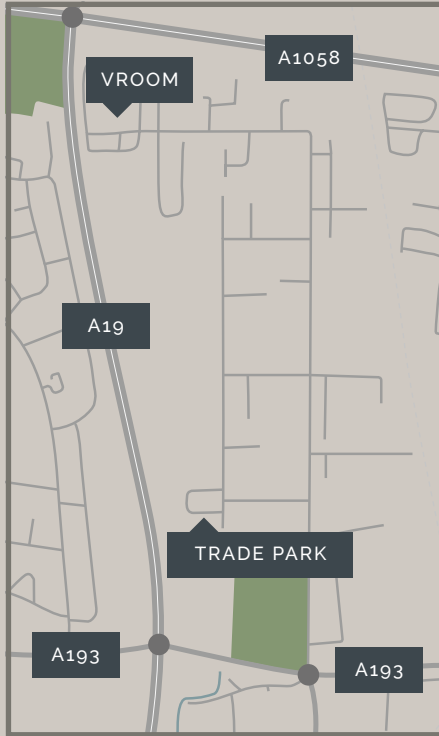


## 'B' UNITS

A range of larger units available starting from approximately 1,090 sqm (11,727 sqft).



## TYNE TUNNEL ESTATE



## THE LOCATION

Tyne Tunnel Estate provides excellent access to the North East's major road networks as well as a local workforce renowned for being highly capable and cost effective.

The estate is adjacent to the A19 Tyne Tunnel approach and A1058 Coast Road. It is exceptionally well served by public transport, including bus services from surrounding residential areas and linking to local Metro stations.

The extensive improvements to the Silverlink junction will enhance the A19's reputation as one of the main north-south arterial routes across the region.

## TRAVEL DISTANCE

Destination	Distance
Port of Tyne	2 miles
Newcastle	7 miles
Nissan Manufacturing Plant	7 miles
Newcastle International Airport	17 miles
London	283 miles

## ENQUIRIES

To find out more about the Tyne Tunnel Estate and to discuss your specific requirements get in touch.



Simon Haggie T:0191 2212211  
E:simon.haggie@knightfrank.com  
Mark Proudlock T:0191 2212211  
E:mark.proudlock@knightfrank.com  
[www.knightfrank.co.uk](http://www.knightfrank.co.uk)



Richard Scott T:0191 223 5700  
E:richard.scott@cushwake.com  
Emma Stainsby T:0191 223 5700  
E:emma.stainsby@cushwake.com  
[www.cushmanwakefield.co.uk](http://www.cushmanwakefield.co.uk)



LAND ESTATES

Studio 11A, Princesway North,  
Team Valley, Gateshead, NE11 0NF

Tel: 0191 440 8880

E: [enquiries@uklandestates.co.uk](mailto:enquiries@uklandestates.co.uk)

[UKLANDESTATES.CO.UK](http://UKLANDESTATES.CO.UK)

## RELOCATION SUPPORT

North Tyneside Council may be able to help you identify and secure financial support to assist you in your relocation. Please contact the agents for further information.

Misrepresentation Act: These particulars are believed to be correct, but their accuracy is in no way guaranteed, or do they form part of any contract. January 2019.

# AVAILABILITY SCHEDULE – OCTOBER 2023

Unit	M <sup>2</sup>	Sq ft	Rent PA	Maintenance Charge	Rateable Value	Rates Payable	EPC	Availability
<b>C22</b>	254.3	2,737	£21,750	£3,147	£14,500	£7,236	D91	Available Now
<b>C23</b>	254.3	2,737	£21,750	£3,147	£14,500	£7,236	D83	Available Now
<b>C14</b>	254.3	2,737	£21,750	£3,147	Awaiting assessment	-	To be assessed	Available Autumn 23
<b>C15</b>	254.3	2,737	£21,750	£3,147	Awaiting assessment	-	To be assessed	Available Autumn 23

You may be eligible for small business rate relief on these properties. Please see [www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief) for further information.



For further details please contact:



**MARK PROUDLOCK**  
0191 5945019 or 07766 968891  
[Mark.proudlock@knightfrank.com](mailto:Mark.proudlock@knightfrank.com)

**SIMON HAGGIE**  
0191 5945009 or 07798 570603  
[Simon.haggie@knightfrank.com](mailto:Simon.haggie@knightfrank.com)

**Subject to Contract**

## IMPORTANT NOTICE

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

(2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

(3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

(6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.