

TO LET

Unit 5 Falmouth Road, West Chirton,
North Shields, NE29 7TY



Terraced workshop unit with small yard 478 m² (5,145 sq.ft)

- Excellent location off Norham Road close to Tesco and the A19/A1058 Coast Road
- Workshop with offices, Kitchen and toilet facilities
- Internal height 4.2m
- level access roller shutter loading door
- Secure yard area to the rear
- New lease
- Rent: £24,500 per annum

SITUATION

The property is located on the West Chirton South Industrial Estate, which lies off Norham Road South and close to the A1058 Coast Road.

The A19 Tyne Tunnel entrance is within 1½ miles of the site and Newcastle City Centre lies 7 miles to the west .

Please see the attached plans for more detailed information.

DESCRIPTION

The property comprises a terraced industrial unit forming part of a long block which is of solid brick construction, with a steel trussed roof supporting an insulated profile steel sheeted roof.

Internally the unit has concrete floors throughout and an internal clear height of 4.2m.

To the front of the unit is a single storey office and canteen block with mezzanine storage over and there is a toilet and small store in a block to the rear.

Externally the property has a forecourt to the front providing 4 parking spaces along with access to a roller shutter loading door 3.9m wide x 4.0m high.

To the rear of the unit is a small yard/compound which can be accessed either directly from the unit or via the rear lane.

Services

The unit benefits from mains supplies of water and 3 phase electricity.

Lighting is from fluorescent strips to the factory area and recessed LED strips to the office areas.

There is no fixed form of heating to the property

ACCOMMODATION

The unit provides the following Gross Internal Floor Areas:

	M ²	Sq Ft
Offices & canteen	86	926
Workshop	374	4,028
Rear store/WC	18	191
Total	478	5,145

RATING

The property is assessed at Rateable Value £12,000 and the rates payable are £5,988.

You may be eligible for small business rate relief if you occupy a single property with a Rateable Value below £15,000. Further information is available from the website <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

ENERGY PERFORMANCE

The property has energy performance rating of C74.

TERMS

The premises are offered to let by way of a new lease for a term of years to be agreed at a rent of £24,500 per annum.

The tenant also pays a service charge of £2,575 per annum to cover the maintenance and upkeep of the exterior of the building and estate common parts

VAT

All prices and rents are quoted exclusive of VAT.

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

For further details please contact:



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Subject to Contract

Particulars - June 2024
Images - May 2024



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