

# TO LET

Unit E2, Tyne Tunnel Estate,  
North Shields, NE29 7XJ



CGI showing unit post refurbishment

## Warehouse Under Refurbishment 2,712 m<sup>2</sup> (29,192 sq ft)

- Detached warehouse undergoing comprehensive refurbishment
- Prominent location on main Tyne Tunnel Estate spine road (High Flatworth)
- Within close proximity of A19 and Tyne Tunnel entrance
- Warehouse area: 2,450 m<sup>2</sup> (26,371 sq ft)
- Office and amenities: 262 m<sup>2</sup> (2,821 sq ft)
- Rent: £205,000 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.

The estate is home to over 50 occupiers working in manufacturing, logistics and trade sectors boasting brand names including Lookers, Kitwave, Marshalls, Fishers Services, Howdens, Jewson and Screwfix.

## DESCRIPTION

Unit E2 is a detached unit undergoing refurbishment providing open plan manufacturing / warehouse space, office accommodation and amenities. In summary it benefits from the following:

### Office Accommodation

- Newly refurbished, open plan office space
- Staff amenities including WCs and canteen area
- High efficiency electric heating
- Staff car park
- EV charging points

### Production / Warehouse

- Open plan warehousing / manufacturing space
- Clear internal height of 5.25 m
- 4 No. ground level loading doors
- LED lighting

## ENERGY PERFORMANCE

The property will be reassessed for energy performance on completion of the refurbishment.

For further details please contact:



## ACCOMMODATION

On completion the property will have the following Gross Internal Floor areas.

	M <sup>2</sup>	Sq Ft
Warehouse	2,450	26,371
Office / Staff Amenities	262	2,821
<b>Total (GIA)</b>	<b>2,712</b>	<b>29,192</b>

## RATING

According to the Valuation Office Agency the property has a rateable value of £122,000 effective 1<sup>st</sup> April 2023. For further information please visit [www.voa.gov.uk](http://www.voa.gov.uk)

## TERMS

Unit E2 is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £205,000 per annum.

## 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.

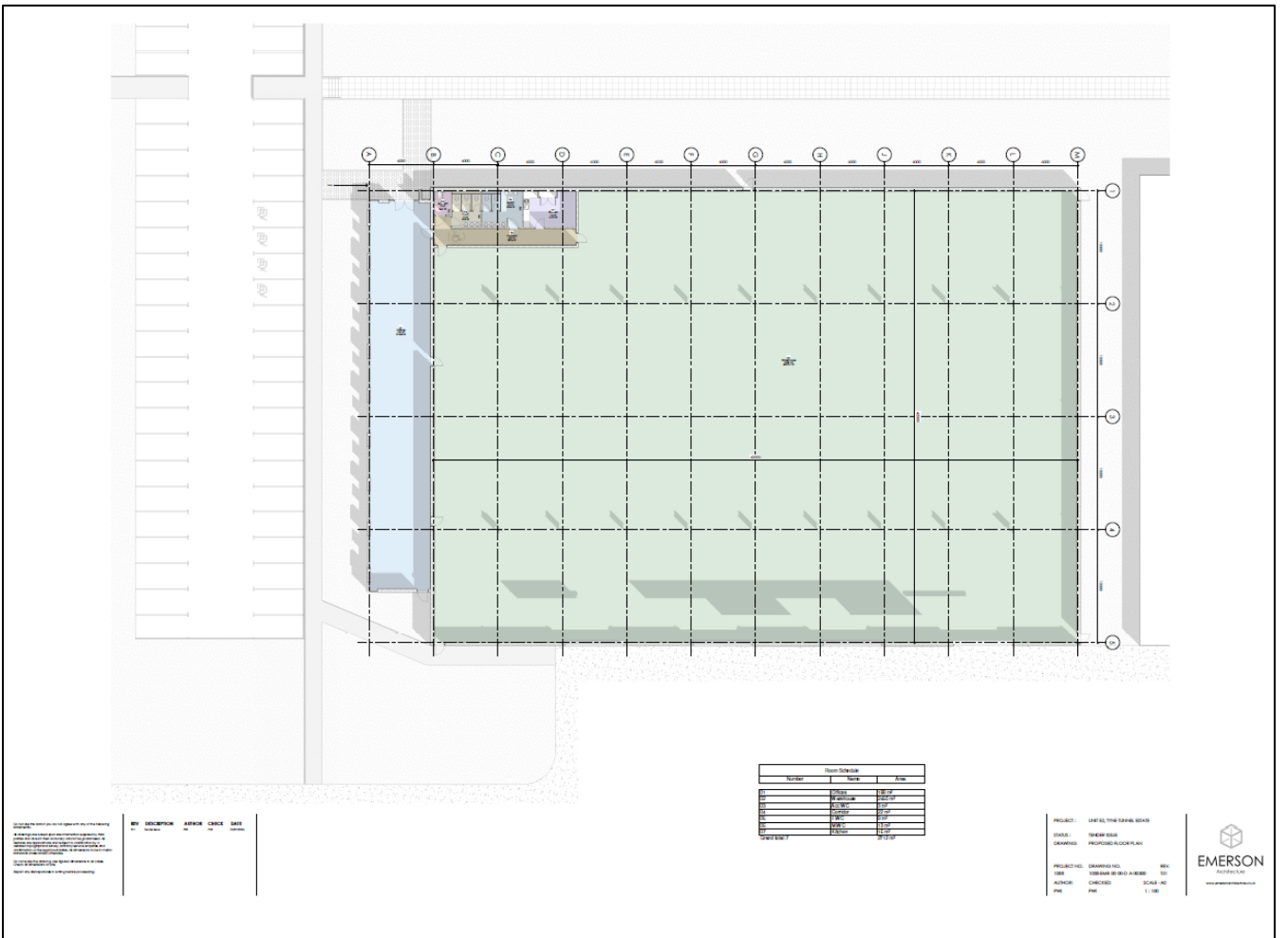
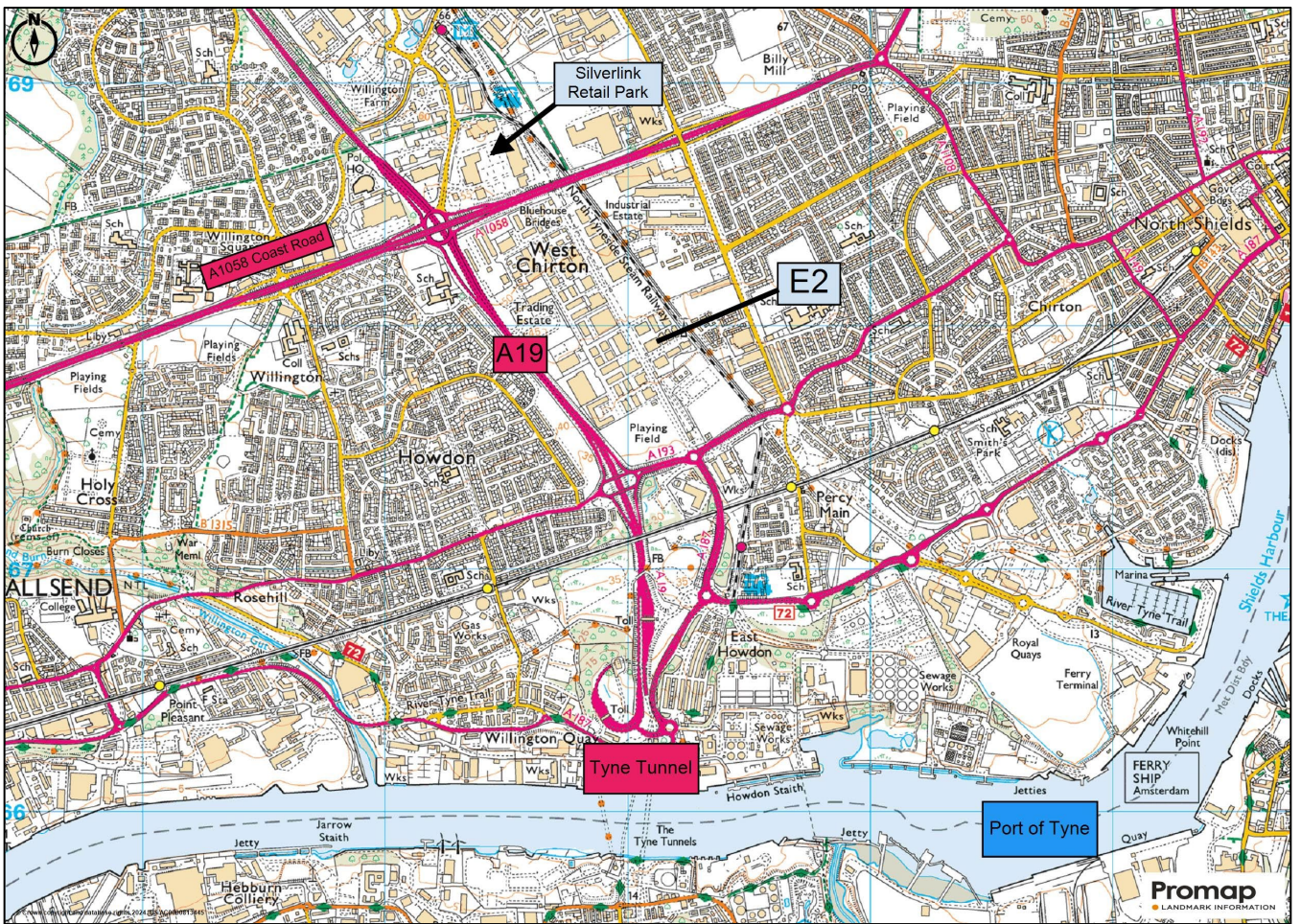


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**Subject to Contract**

Brochure: July 2024



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