



To Let - Newly Refurbished Units

B Units, Tyne Tunnel Estate, North Shields, NE29 7XH

- Warehouse/Industrial Units
- Units of circa 1,089 m² (11,721 sq ft) to 1,090 m² (11,736 sq ft)
- Established Industrial Location in Close Proximity to the A19 and Tyne Tunnel Entrance
- Excellent Transport Links
- Rentals from £50,140 per annum

0191 221 2211

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

Location

Tyne Tunnel Estate is strategically located in the commercial hub of North Tyneside, providing excellent access to the North East's major road networks as well as a local workforce recognised for being both highly capable and cost effective.

The estate is one of the most well established locations within Tyne and Wear comprising over 2 million sq ft of commercial property. It boasts national occupiers as well as local business and offers a range of property from small workshops to large scale manufacturing and distribution warehouses.

Unbeatable Business Location

Tyne Tunnel Estate is located adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network in all directions.

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.

Newly Refurbished Units

UK Land Estates has invested over £5 million modernising units at Tyne Tunnel Estate.

Delivering a much improved sense of arrival and efficient business space the refurbished units benefit from the following features:

- New insulated roofs
- New insulated steel clad elevations
- Modern open plan office accommodation
- Aluminium framed double glazing
- High quality staff welfare facilities
- Improved energy efficiency

B Units*

The newly refurbished B units offer the following features:

- Open plan production / storage space
- Double pitched roofs inc. rooflights
- Internal height of 4.1 m rising to 5.1 m
- Electric loading doors: h 4.25 m x w 5.2 m
- High quality open plan office space
- Meeting room facilities
- Separate male, female & disabled WCs
- Kitchen area
- 3 phase electricity

* the above applies to Phase 3 refurbishments only.



Unit B10 (Sept 2016)

Availability and Rental Information

The availability schedule below presents current availability, rents and business rates information.

It also provides the Energy Performance Asset Ratings for available units. Further information including Energy Performance Certificates are available on request.

Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP 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, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos etc:** The photographs 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 etc:** 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.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.

Availability, Rentals & Rates*

Unit	M ²	Sq ft	Rent PA	Service Charge (16/17)	Rateable Value	Rates Payable (16/17)	Energy Performance Asset Rating
B9*	1,090.4	11,736	£50,140	£4,107	£34,750	£17,270	C(60)
B10	1,089.5	11,727	£58,985	£4,104	£35,500	£17,643	E(120) pre refurb

Lease Terms & Legal Costs

The premises are offered on fully repairing and insuring leases for a term of years to be agreed.

Each party will be responsible for their own legal costs in connection with any transaction.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

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

Knight Frank is a supporter of the Code for Leasing Business Premises.

(see www.leasingbusinesspremises.co.uk)



Unit B9 (June 2012)

*Please note:

1. Service charge subject to confirmation.
2. Units are measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition).
3. Energy Performance Certificates will be available following refurbishment*
4. Unit B9 not included within phase 3 refurbishment programme

Marketing Particulars: September 2016

Images: September 2016 / June 2012

Tyne Tunnel Estate Plan



UK LAND ESTATES

UK Land Estates
 2nd Floor, Building 7,
 Queens Park, Queensway,
 Team Valley, Gateshead,
 NE11 0QD

Telephone: 0191 440 8880
 Facsimile: 0191 440 8881

Email: enquiries@uk-land-estates.co.uk
 Website: www.uk-land-estates.co.uk/tyne-tunnel

For further information contact
 Mark Proudlock Nick Atkinson

0191 221 2211
Knight Frank

DTZ
 a UGL company
 0191 223 5800
 www.dtz.com