



To Let

Unit L5, High Flatworth, Tyne Tunnel
Trading Estate, North Shields. NE29 7UT

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Location

Tyne Tunnel Trading Estate is a well established industrial/warehouse location in North Tyneside. The estate sits adjacent to the A19 close to its approach to the Tyne Tunnel with the A1058 Coast Road being directly to the north. This provides access to Newcastle City Centre approximately 7 miles to the west.

Recent improvements to the Silverlink junction to the north of the Tyne Tunnel and Testos to the south have significantly improved traffic flow through the tunnel. Leisure facilities such as Silverlink retail park and Royal Quays outlet centre are nearby.

Description

The premises comprise a modern detached steel frame warehouse under a pitched roof incorporating constructed in 2018. The roof and elevations are covered in profile sheet cladding with translucent panels to the roof providing natural light. Externally the premises benefit from a yard area to the rear elevation with a separate car parking area to the front of the premises. The main goods access to the unit is via two level up and over sectional loading doors from the yard area measuring 7.38m (height) and 7.95m (width). There is a further smaller loading door to the front elevation measuring 5m x 5m.

Internally there is a single storey office to the front of the premises which benefits from heating, lighting and suspended ceiling. Above this is a mezzanine area providing a canteen, storage and staff amenities.

The production/warehouse area has a minimum internal eaves height of 9.5m and has been subdivided into 3 areas. These benefit from concrete floors and high level LED lighting. There are two 20T, one 10T and one 5T travelling cranes. Further information and plans can be provided on request.

Area	Sq ft	Sq m
Warehouse Area	48,912	4,544
Office Area	4,287	398
Mezzanine Area	4,508	419
Total GIA	57,707	5,361

Tenure

The premises are available by way of an assignment or sublease of our clients leasehold interest.

Terms

The premises are held by way of an existing lease which runs until 22 April 2028. The current passing rent is £381,525 per annum after a rent review in April 2023.

Business rates

According to the VO website the premises have a rateable value of £241,000. We advise interested parties to make their own enquiries regarding the rateable values applicable to the premises.

Legal costs

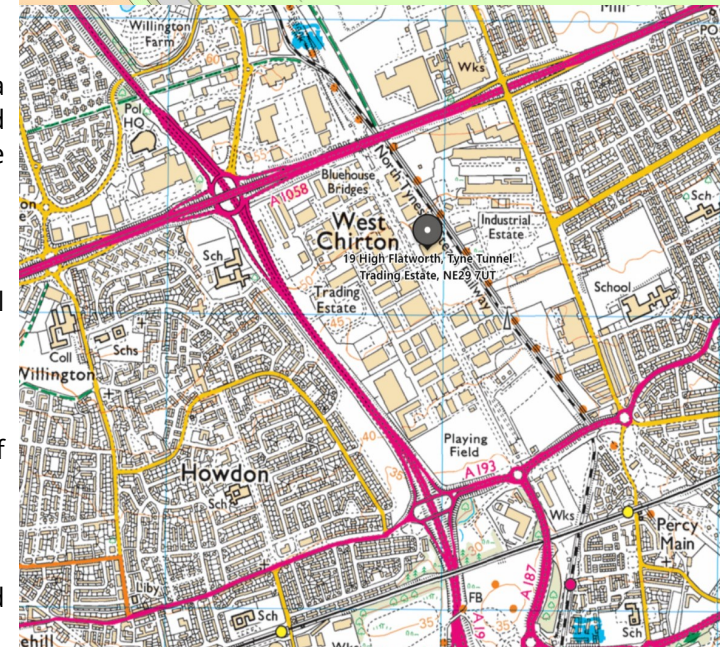
Each party is to be responsible for their own legal costs incurred in the transaction.

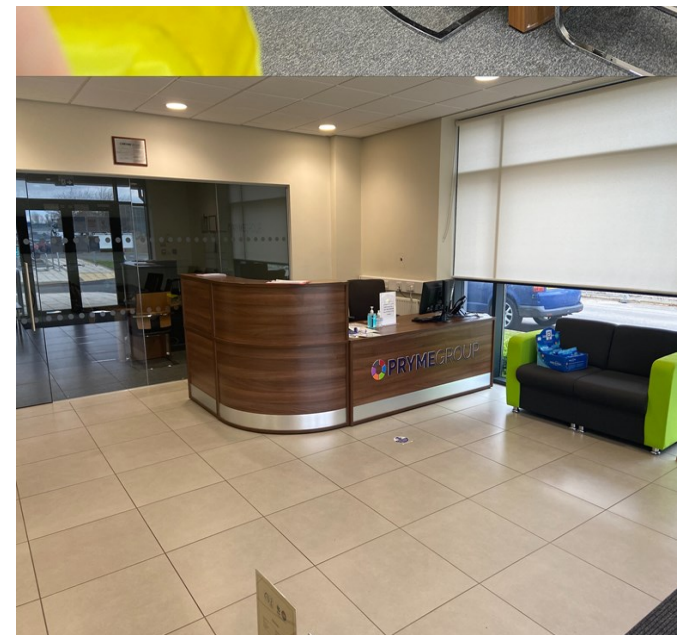
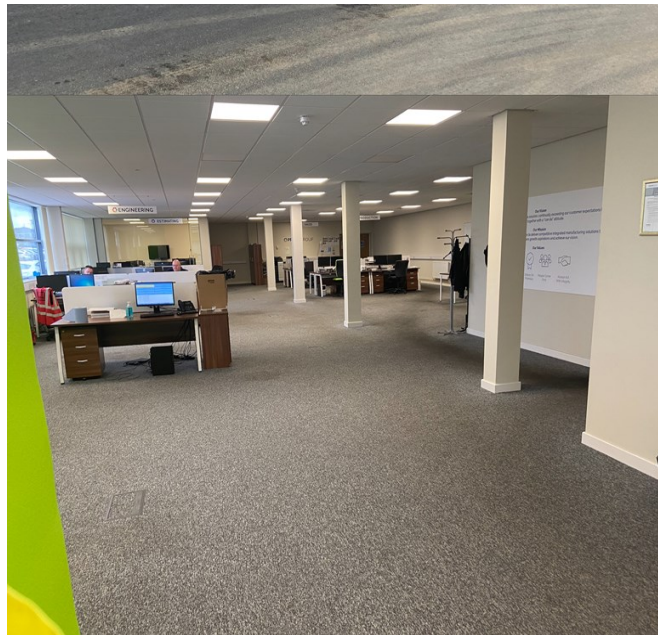
EPC

The property has an Energy Performance Rating of A.

VAT

VAT if applicable will be charged at the standard rate.





**If you would like to know
more please get in touch.**

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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