

**FULLY REFURBISHED**  
**LAST REMAINING UNITS**



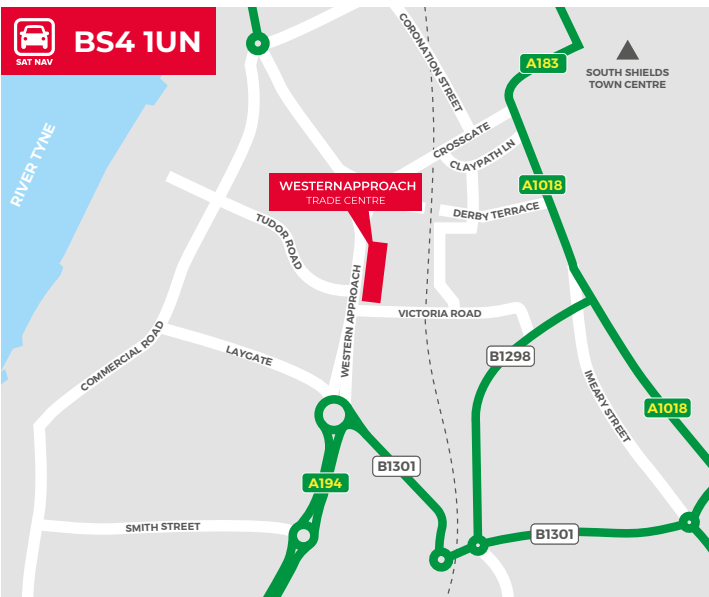
**UNITS TO LET**  
**3,004 - 6,021 ft<sup>2</sup> (279 - 559 m<sup>2</sup>)**

[www.ipif.com/westernapproach](http://www.ipif.com/westernapproach)

**TRADE COUNTER / WAREHOUSE UNITS TO LET**

**WESTERN APPROACH TRADE CENTRE**  
WESTERN APPROACH, SOUTH SHIELDS, NE33 5QU





## LOCATION

This scheme comprises 9 trade warehouse units occupying a prominent position with extensive frontage onto the A194 Dual Carriageway (Western Approach Road). Offering primary access to South Shields, linking with the A19 trunk road approximately 2.5 miles to the south east and forming a direct link to the A1(M).

## DESCRIPTION

The units are of steel framed construction under a north light style roof incorporating translucent roof panels with a minimum eaves height of 3.5m and 6.4m to the apex. The units benefit from single loading door access, WCs, lighting, and service yard / car parking area. Unit 2B incorporates offices and trade counter area.

## SPECIFICATION

- Steel frame construction.
- North light style roof incorporating translucent roof panels.
- Minimum eaves height of 3.5 metres rising to 6.4 metres at the apex.
- Single roller shutter door access.
- WC facilities.
- Generous shared yard and car parking provision.

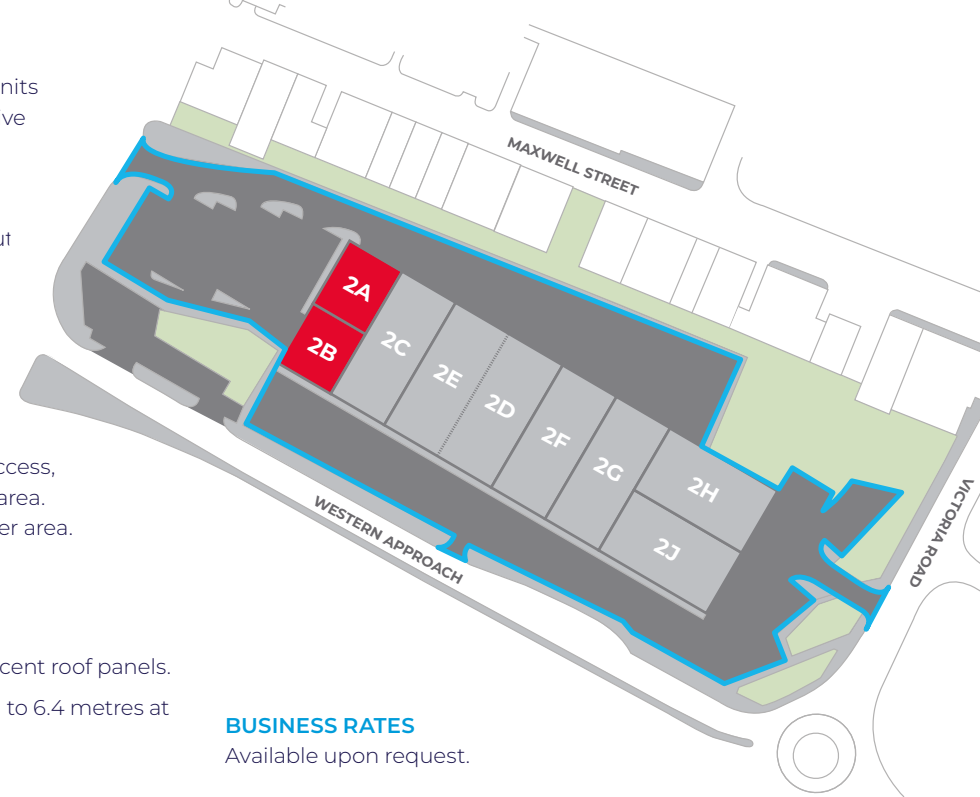
## ACCOMMODATION

| UNIT 2A      | M <sup>2</sup> | FT <sup>2</sup> |
|--------------|----------------|-----------------|
| <b>Total</b> | <b>279</b>     | <b>3,004</b>    |
| UNIT 2B      | M <sup>2</sup> | FT <sup>2</sup> |
| <b>Total</b> | <b>280</b>     | <b>3,017</b>    |

\*All measurements are taken as GIA.

## LEASE TERMS

The units are available on new full repairing and insuring leases for a term of years to be agreed.



## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

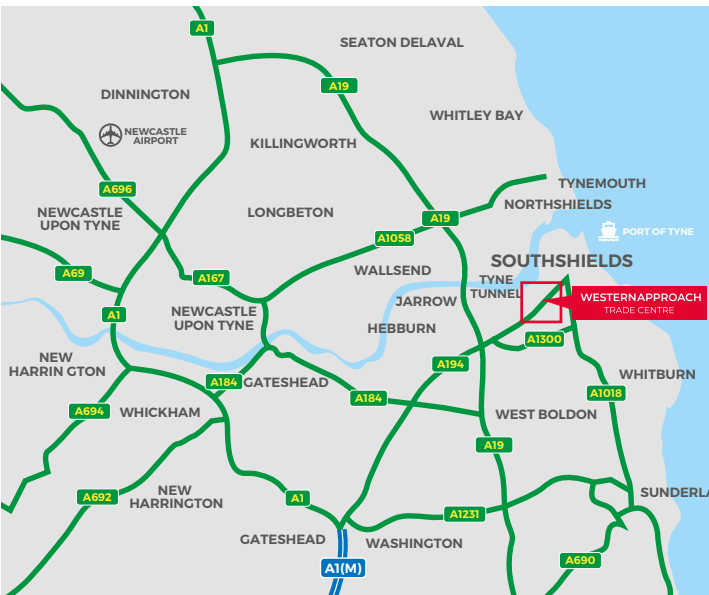
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

Full Energy Performance Certificates (EPCs) are available upon request.



On behalf of the landlord

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**UNIT 2A**



**UNIT 2B**



**UNIT 2B**



**UNIT 2A**

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