TYNE TUNNEL ESTATE
Unit S2, North Shields NE29 7XJ

*Post-refurbishment CGI

Key Highlights

- Detached warehouse to be fully refurbished

- Warehouse area 5,824.40 sq m (62,693 sq ft)

- Two-storey office accommodation adjoining main warehouse 230.4 sq m (2,480 sq ft)

- Prominent location on main Tyne Tunnel Estate spine road (High Flatworth)

- Excellent communication links adjacent to A19 and one mile from Tyne Tunnel

- Rent: £440,000 per annum exclusive

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Location

Tyne Tunnel Estate is strategically located near the intersection of the A19 Tyne Tunnel Road and the A1058 Coast Road.

The estate lies at the intersection of the A19 Tyne Tunnel road and the A1058 Coast Road providing excellent communication links to the region.

Newcastle city centre is located less than seven miles to the west via the A1058 with Sunderland city centre 12 miles to the south via the A19.

Description

Unit S2 is a detached unit undergoing refurbishment providing open plan manufacturing / warehouse space and 2 Storey office accommodation and amenities. In summary it benefits from the following:

Office Accommodation

- Newly refurbished
- Open plan and modular office space
- Staff amenities including WCs and canteen
- Gas heating
- Staff car park

Production / Warehouse

- Open plan warehouse/manufacturing space
- Internal height of 6.1m
- Ground level loading doors (front and back)
- Open plan office space
- Multi pitch roof with high bay LED lighting
- Large secure fenced yard and loading area
- Substantial power supply

Accommodation

The unit has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the areas are set out below:

Area	sq m	sq ft
Warehouse	5,824.40	62,693
Offices/Amenities	230.40	2,480
GIA	**6,054.80**	**65,173**

Rent

£440,000 per annum exclusive.

Lease Terms

The unit is available to let by way of a new Full Repairing an Insuring lease for a term of years to be agreed.

Rateable Value

From 1st April 2023 the Rateable Value will be £255,000

Services

The property is connected to all mains services; however, we recommend all interested parties should make their own enquiries in this regard.

Energy Performance Certificate

The property was assessed for energy performance in October 2018 and has the following Energy Efficiency Rating. Further information is available on request.
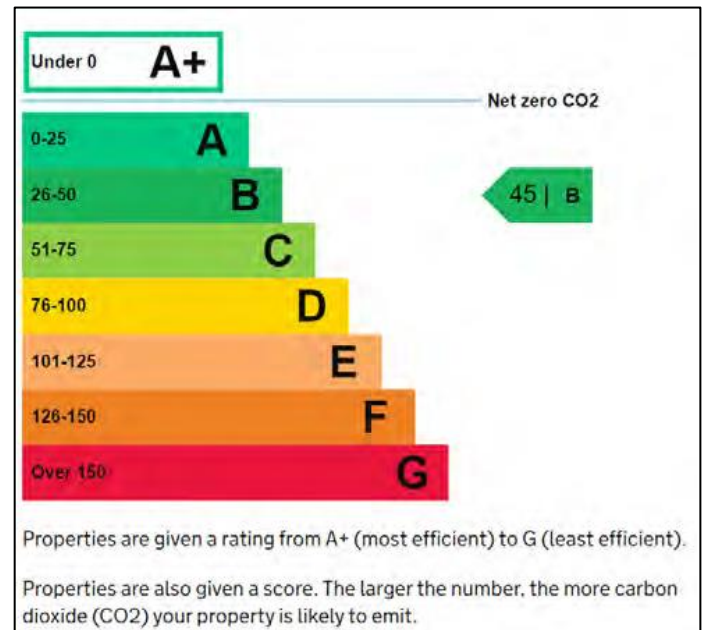
VAT

All figures quoted herein are exclusive of VAT unless expressly stated otherwise.

Legal Costs

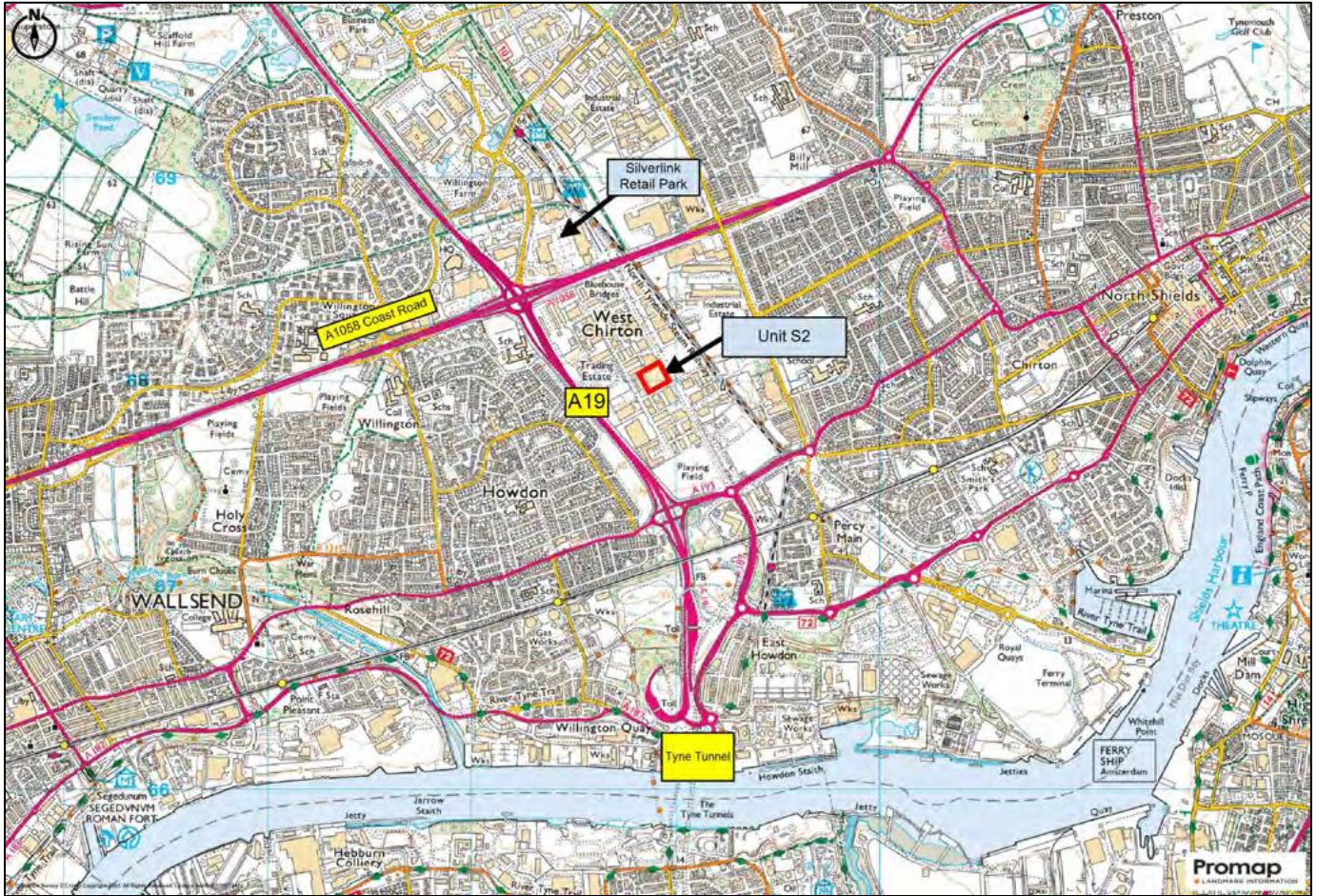Each party is to be responsible for their own legal costs incurred in the transaction.

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