

INDUSTRIAL UNIT TO LET

UNIT L7 INTERSECT 19, TYNE TUNNEL ESTATE

North Shields NE29 7UT



savills

Image of completed Unit L6 (June 2023)

AVAILABLE Q1 2025



KEY HIGHLIGHTS

- **Under construction with practical completion scheduled for Q1 2025**
- **992.7 sq m (10,685 sq ft)**
- **High specification office accommodation, canteen and meeting rooms**
- **9.5m Clear Internal Height**
- **ESG measures including photovoltaic panels and EV charging**
- **Asking Rent of £595,000 per annum**

LOCATION

Intersect 19 is situated on Tyne Tunnel Estate, a well established and strategically located business park adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network to the north, south, east and west. 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.

Newcastle International Airport offers regular flights to destinations across the UK, Europe and Dubai as well as air freight facilities, while Ports of Tyne and Sunderland are both situated in close proximity.

Intersect 19 boasts industrial and logistics operators including Pentagon Freight Plc, Bergen Logistics, Pryme Engineering and Fishers Services as well as a host of other occupiers across the wider Tyne Tunnel Estate.

DESCRIPTION

Unit L7 is the final unit within the Intersect 19 scheme following the successful completion and letting of the adjacent Unit L6.

OFFICE ACCOMMODATION

- High specification open plan office to CAT A
- Meeting room & staff amenities
- Air source heat pumps providing heating/cooling
- Mezzanine enabling low cost office extension
- Dedicated staff parking
- EV charging points

WAREHOUSE

- Steel portal frame construction
- Block walling at lower level with insulated steel profile cladding sheeting to eaves
- Insulated steel sheet roof inc. rooflights
- 50 kN/m² reinforced concrete floor
- 2 no dock level & 2 no level access loading doors
- LED lighting
- Electricity generation via photovoltaic array
- Incoming electricity supply to meet tenant requirement
- Secure service yard

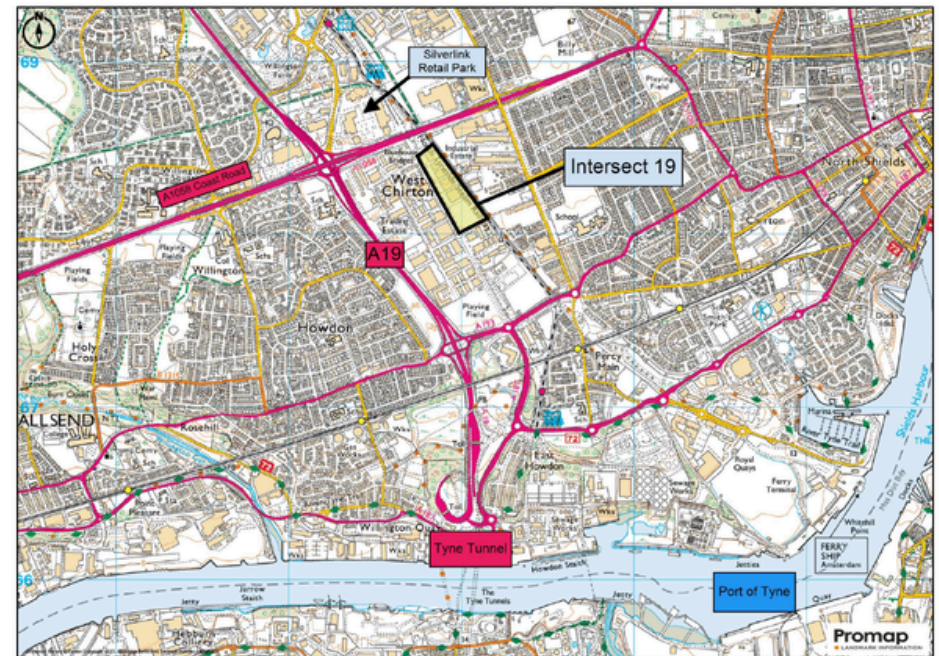


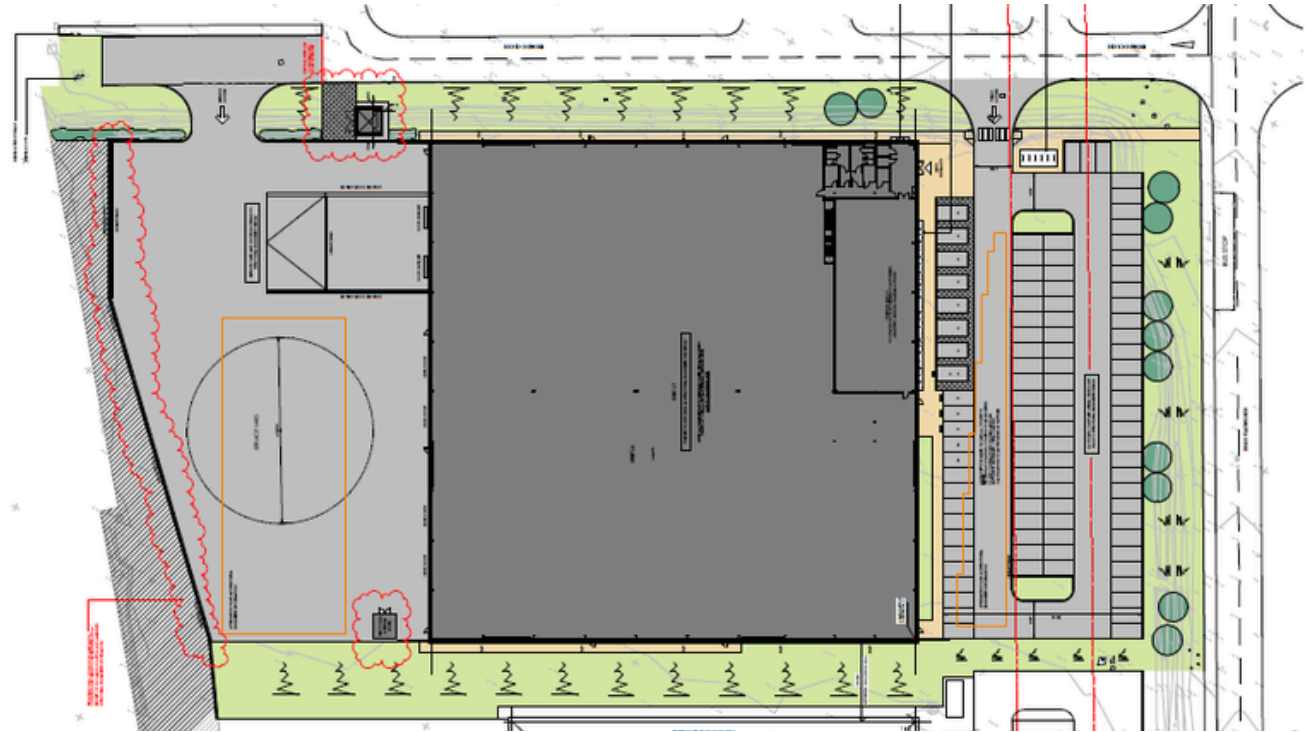


ACCOMODATION

The property is designed to deliver the following approximate Gross Internal Areas;

FLOOR AREA	SQ FT	SQ M
Warehouse	60,972	5,664.5
Office (Ground Floor)	5,963	554
Mezzanine (above offices)	5,963	554
TOTAL	72,898	6,772





TERMS

The property is available by way of a new full repairing and insuring lease for a minimum term of 10 years.

SERVICES

The unit benefits from 3 phase electricity, mains gas and water.

RATEABLE VALUE

We anticipate the Rateable Value for the property to be in the region of £340,000 based on comparable ratings. Please note this is for guidance only and the property will be formally assessed on completion.

EPC

The property is designed to incorporate the latest environmental materials and measures and will be built to deliver an Energy Performance Rating of 'A'.

RENT

£595,000 per annum exclusive of VAT.



IMPORTANT NOTICE

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VAT

All rents and prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to bear their own costs incurred.

CONTACT

For further information please contact:

Richard Scott

richard.scott@savills.com
+44 (0) 7787 697 757

Nick Bramwell

nick.bramwell@savills.com
+44 (0) 7415 411 253

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