

Tyne Tunnel Industrial Estate, North Tyneside, **NE29 7BY**

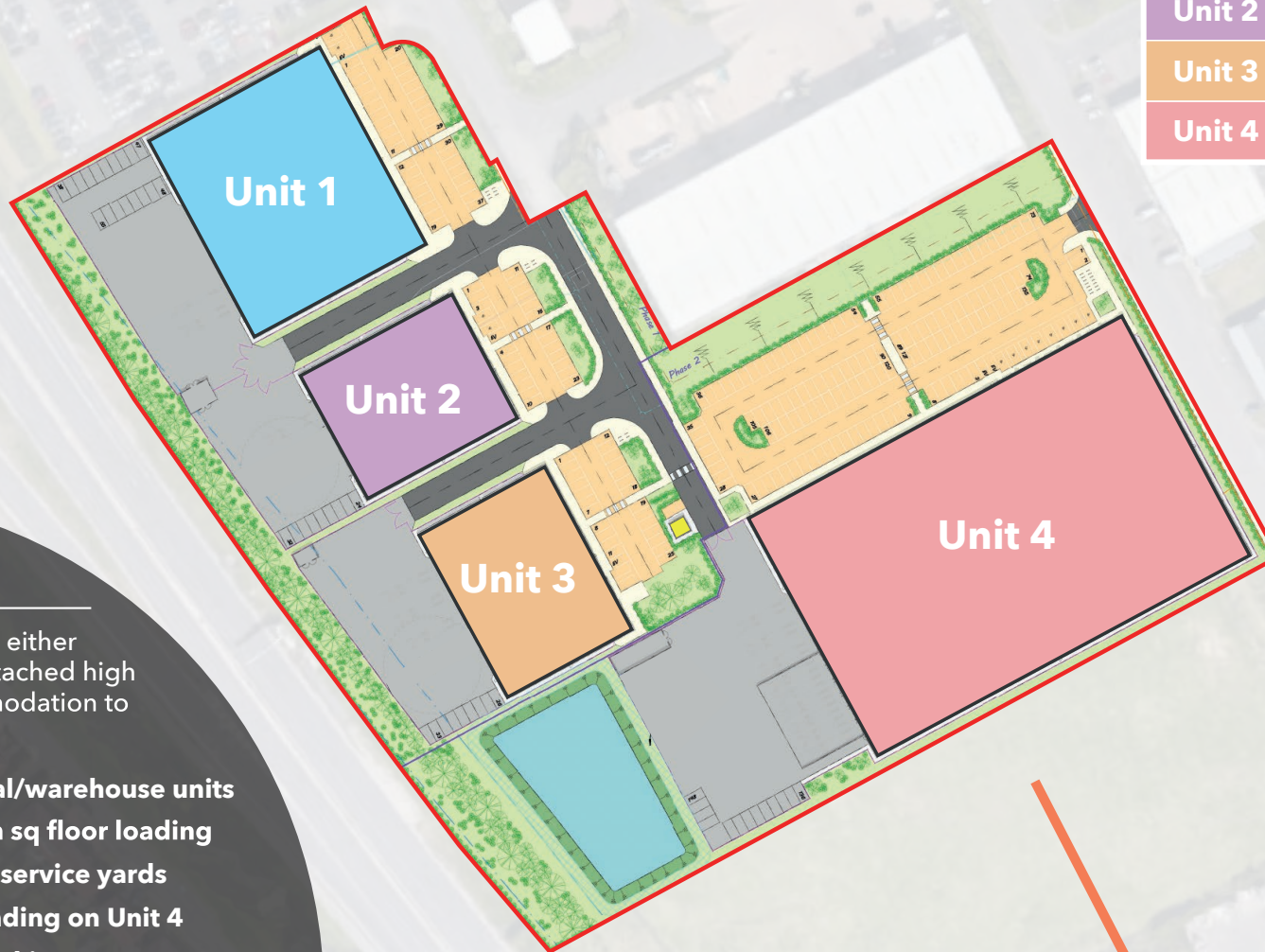
New units suitable for industrial
and automotive uses

 **venus** park



▲
NORTH

A19



A19

▼
SOUTH

02 Master plan

Units can be built to meet specific size and specification criteria

Unit 1	2,787 sq. m	30,000 sq. ft
Unit 2	1,547 sq. m	16,655 sq. ft
Unit 3	1,692 sq. m	18,215 sq. ft
Unit 4	7,404 sq. m	79,700 sq. ft

Specification

The units will provide either semi-detached or detached high specification accommodation to include:

- High bay industrial/warehouse units
- Minimum 35Kn/m sq floor loading
- Dedicated secure service yards
- Potential dock loading on Unit 4
- Designated car parking
- Generous parking provision and EV charging

Self-contained car dealership premises can be delivered in accordance with bespoke occupier requirements.



03 Key Occupiers

- 1 
- 2 
- 3 

- 4 
- 5 
- 6 

- 7 
- 8 
- 9 

- 10 
- 11 
- 12 

- 13 
- 14 



04 Location



NEWCASTLE INTERNATIONAL AIRPORT
11.8 MILES - 23 MIN BY CAR



NEWCASTLE CITY CENTRE AND RAILWAY STATION
6.4 MILES - 16 MIN BY CAR



NEWCASTLE FERRY TERMINAL NORTH SHIELDS
2.9 MILES - 10 MIN BY CAR



LEEDS - 98 MILES
EDINBURGH - 127 MILES
LONDON - 283 MILES

Agents



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Developer



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