



TO LET

WEST CHIRTON (SOUTH) INDUSTRIAL ESTATE

NORTH SHIELDS, TYNE & WEAR NE29 7TY



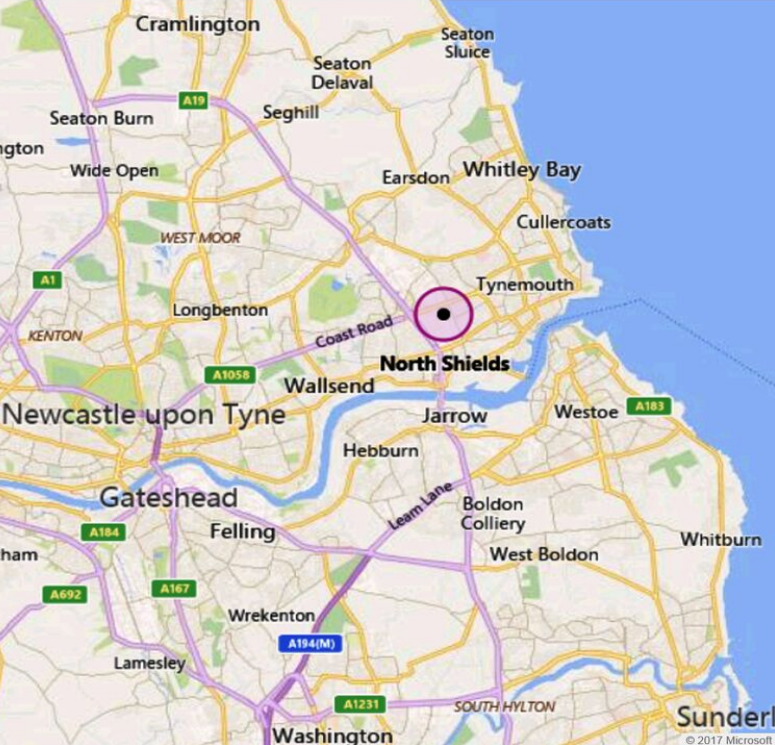
- **Just off A1058 Coast Road**
- **Close to Tesco Extra**
- **Good access to A19/Tyne Tunnel**
- **Flexible terms**
- **Immediate occupation**

WORKSHOP / INDUSTRIAL UNITS
580 - 2,992 sq ft (54 - 278 sq m)



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
A1058 Coast Road	0.2	2	Car
A19	1.1	4	Car
Newcastle City Centre	7.0	13	Car
Percy Main Metro	0.8	15	Walk

Source: theAA.com

WEST CHIRTON (SOUTH) INDUSTRIAL ESTATE

NORTH SHIELDS, TYNE & WEAR



LOCATION

West Chirton (South) Industrial Estate is accessed from the A1058 Newcastle to Tynemouth Coast Road and the estate is located approximately 1 mile from the A19 providing good access to the region's road network

Nearby amenities include Tesco Extra, Coast Road Retail Park, Silverlink Retail Park, Royal Quays Shopping Outlet, North Shields Fish Quay and the Port of Tyne International passenger Terminal.

DESCRIPTION

Single storey terraced workshop units ranging in size from 580 to 2,992 sq ft. The units in Block 8 have timber bi-folding access doors. Units in Block 15 have a separate personnel entrance and roller shutter loading door. There is forecourt parking for Block 8 and a large car park adjacent to Block 15.

SPECIFICATION

- Close to local amenities
- Good access to Tyne Tunnel/A19
- Flexible Terms
- 3 Phase electricity

EPC

Copies of individual certificates are available upon request.

TERMS

- 3 year tenancy contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954
- Only 3 months notice to vacate
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for rates and utility charges

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

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