



**TO LET**

## LINDISFARNE COURT

**BEDE INDUSTRIAL ESTATE, JARROW, TYNE & WEAR  
NE32 3HG**

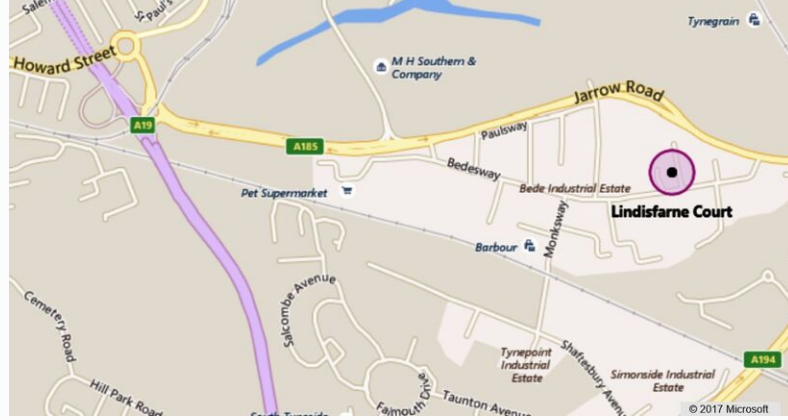
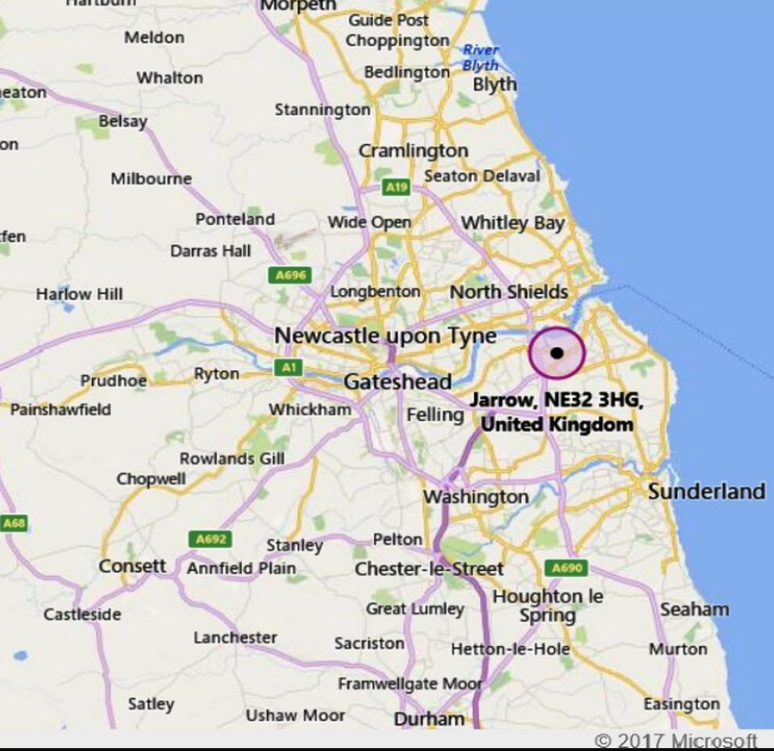


- Well established estate
- Close proximity to Tyne Tunnel
- Opposite Port of Tyne
- Close to Bede Metro Station
- Tenant controlled access gates
- Flexible terms

**WORKSHOP / INDUSTRIAL UNITS**  
**495 - 2,421 sq ft (46 - 225 sq m)**



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## TRAVEL DISTANCE

	Miles	Mins	Transport
A19 Tyne Tunnel	1.2	3	Car
A194	0.9	4	Car
A1(M) Washington	7.2	11	Car
Bede Metro Station	0.3	7	Walk

Source: theAA.com

# LINDISFARNE COURT

BEDE INDUSTRIAL ESTATE, JARROW, TYNE & WEAR



## LOCATION

Lindisfarne Court forms part of the well established Bede Industrial Estate and is situated on the A185 road into South Shields, approximately half a mile from the Tyne Tunnel. The A19 and A194 linking to the A1 are only minutes away.

## DESCRIPTION

Five terraces of single storey workshop units ranging in size from 495 - 2,421 sq ft. Units in Blocks 37 & 38 have a minimum eaves height of 2.7m and units in Blocks 40, 41 and 42 have a minimum eaves height of 2.9m. All units have forecourt access and parking. There is security fencing with tenant controlled access gates.

## SPECIFICATION

- Mains electric and water supply
- WC Facilities
- Bi-folding loading doors to Blocks 37 & 38
- Up and over loading doors to Blocks 40, 41 & 42

## TERMS

- A variety of leasing options are available
- 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 payment of VAT, rates and utility charges

## EPC

Copies of individual certificates are available on request

## VIEWING / FURTHER INFO

For further information or to arrange a viewing please contact Northern Trust



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