

**To Let**



**Unit 10, Onix Industrial Estate**

Falmouth Road, North Shields, NE29 7TY



# To Let

## Industrial Unit

5,084 Sq Ft (472.3 Sq M)

- Popular industrial location
- Industrial warehouse with office and amenity
- Estate parking
- Overclad roof

### Location

The property is located within West Chirton Industrial Estate, just off Falmouth Road. West Chirton Industrial Estate is adjacent to Tyne Tunnel Industrial Estate and together they comprise a popular industrial location to the north of the River Tyne with excellent access to the A19 giving wider access to Northumberland and South Tyneside via the Tyne Tunnel.

### Description

The unit is a mid-terrace warehouse of steel portal frame construction with the terrace having been relatively recently re-clad with new plaster coated steel profile sheet cladding. The roof is of a mono pitch design and originally clad with asbestos sheeting, now overclad with steel profile sheeting and new profile sheet skylights.

Internally, the warehouse space has been fitted out with additional high quality office block along with welding bays and a clean room. Warehouse and office lighting is via LED units with the offices being carpeted and benefiting from electric panel heaters. To the rear of the building is a lean to extension incorporating WCs and a kitchen/mess area. Minimum eaves height in the warehouse is 4.15m to the cross beams extending to 7.25m at the apex. An electrically operated roller shutter door provides access to the warehouse area measuring 3.9m wide by 3.9m high. Utilities are sub-metered and charged back to the tenant via the landlord dependant on useage. A three phase electricity supply is available.

Externally there is a loading apron and parking to the front of the unit with additional parking available to the rear of the terrace.

### Terms

The unit is available by way of a new FRI lease for a term of years to be agreed.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

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**Unit 10**      **5,084 sq ft** (472.3 sq m)

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### Rent

£27,970 per annum.

### EPC

The unit has a current rating of C 74.

### Rateable Value

The unit's current rateable value (April 2026) is £19,750.

### Legal Costs

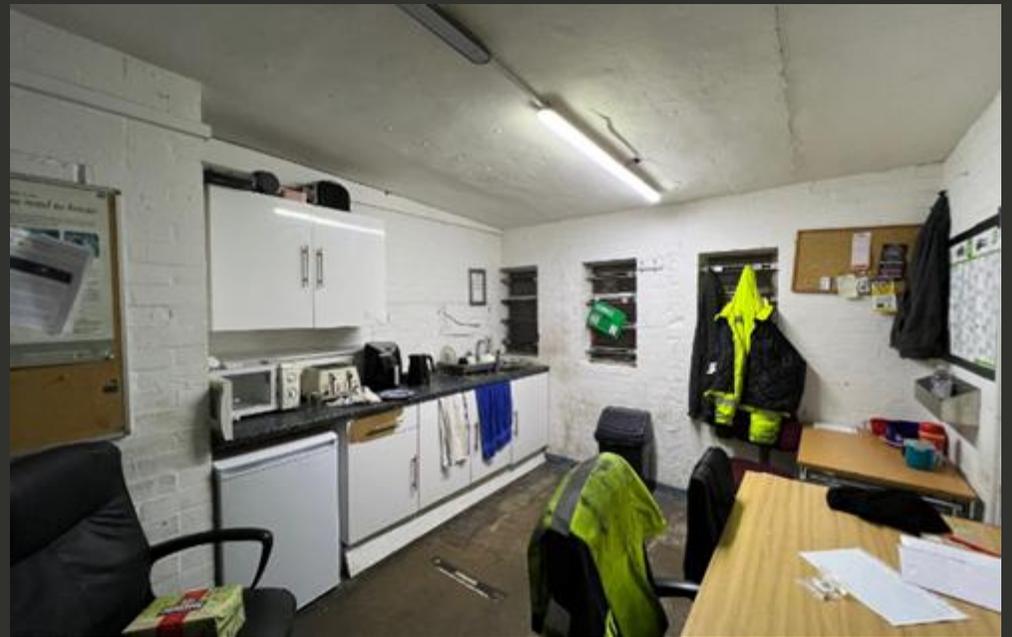
Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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