

TO LET

C Units, Tyne Tunnel Estate,
North Shields, NE29 7XH



Terraced Workshop / Storage Units 254.3m² (2,737 sq.ft)

- Established location adjacent to the A19 and 1 mile from Tyne Tunnel entrance
- Units benefit from varying levels of refurbishment which is reflected in the rents
- Small office plus ladies and gents WCs
- Flexible lease terms
- Rents from £15,000 per annum

SITUATION

Tyne Tunnel Estate is strategically located adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network in all directions.

Newcastle City Centre is around 7 miles to the west via the A1058 with Sunderland City Centre 12 miles to the south via the A19.

It boasts national occupiers as well as local business and offers a range of property from small workshops to large scale manufacturing and distribution warehouses.

DESCRIPTION

The C units are ideally suited for small and growing businesses, offering:-

- Open plan workshop space
- Great natural light via lantern rooflights
- Internal height of 3.2m rising to 4.7m
- Electric loading doors: h 4.0m x w 3.75m
- Glazed open plan reception / office area
- Male / female / disabled WCs
- 3 phase electricity



LEASE TERMS & COSTS

Units 21 & 22 are offered on fully repairing and insuring leases for a term of years to be agreed.

The remaining units are offered to let on new 3 year tenancies incorporating annual tenant breaks. The tenant maintains the interior of the property only and the landlord maintains the exterior, structure and common areas and also meets the cost of building insurance.

The tenant is to pay business and water rates.

Each party will be responsible for their own legal costs in connection with any transaction.

BUSINESS RATES

The business rates for each unit is listed in the schedule on the following page. Each of the units has a Rateable Value below the threshold for 100% small business rates relief. Further information on eligibility is available from the website:-

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

ENERGY PERFORMANCE

The EPC rating for each unit is listed in the schedule on the following page. In the case of Unit C16, the landlord will obtain an updated EPC once the refurbishment is complete.

VAT

The properties are all elected for VAT and therefore all rents and charges are subject to VAT at the prevailing rate.

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

For further details please contact:



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Subject to Contract

Particulars: October 2019

Image: October 2019

AVAILABILITY, RENTALS & SALES

Unit	M ²	Sq.ft	Rent PA	Service or Maintenance Charge	Rateable Value	Rates Payable	EPC	Availability
C5	254.3	2,737	£15,500	£1,925	£11,750	£5,781	D87	Dec 2019
C9*	254.3	2,737	£15,000	£1,925	£10,500	£5,166	D98	Immediate
C12*	255.7	2,753	£15,000	£1,925	£10,250	£5,043	E107	Jan 2020
C13*	254.3	2,737	£15,500	£1,925	£10,500	£5,166	D100	Immediate
C16*	254.3	2,737	£15,500	£1,925	£10,500	£5,166	F145	Jan 2020
C21	254.3	2,737	£16,000	£965	£11,000	£5,412	D81	Nov 2019
C22	254.3	2,737	£16,000	£965	£10,500	£5,166	D83	Dec 2019

***Please note:**

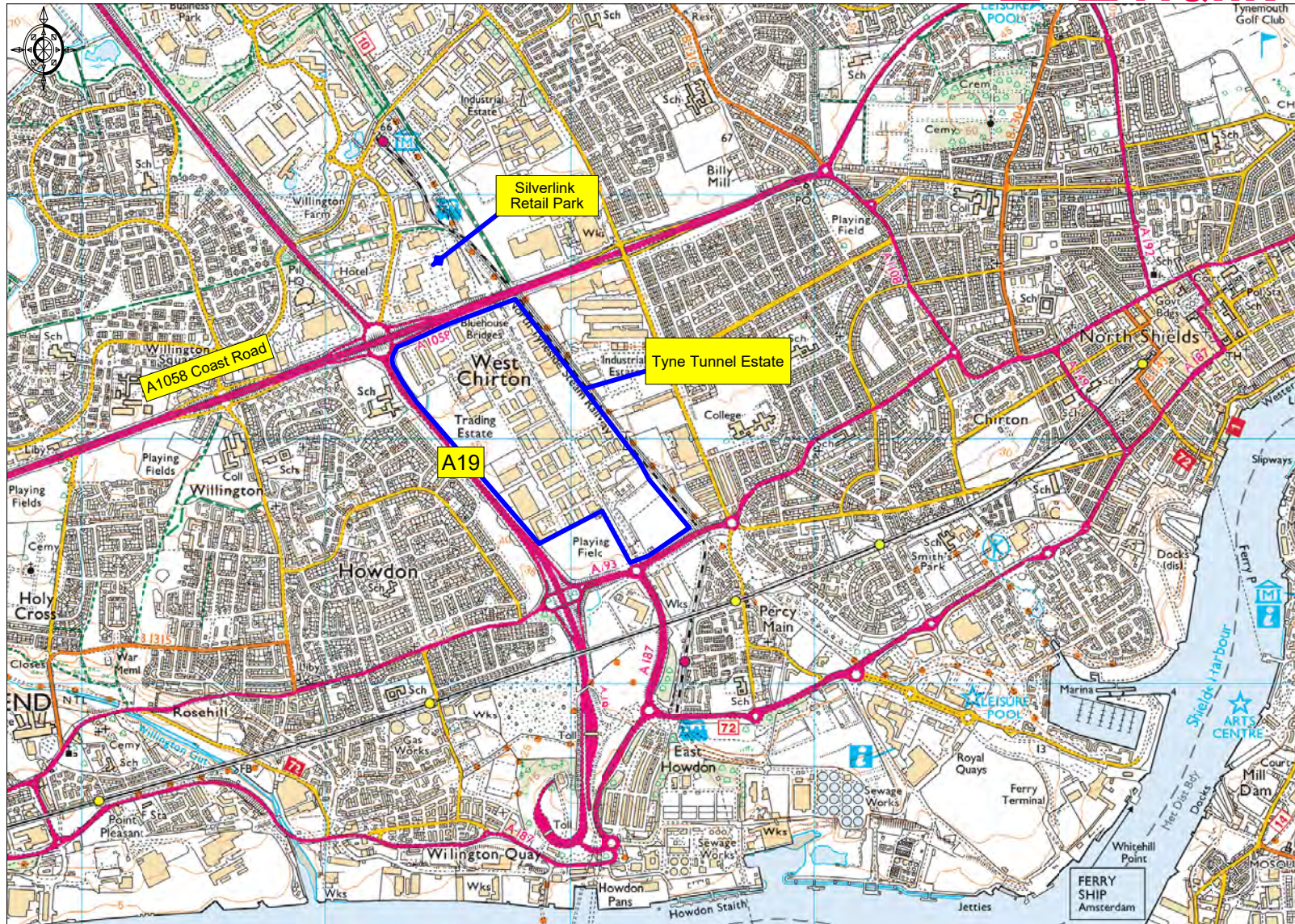
1. The units marked * are available on a 3 year tenancy agreement
2. Units are measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition).
3. C21 & 22 have undergone a full refurbishment programme

Marketing Particulars: October 2019

Images: October 2019



Tyne Tunnel Estate North Shields



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This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

Tyne Tunnel Estate Plan

