

Unit G3, Narvik Way

TYNE TUNNEL TRADING ESTATE, NORTH SHIELDS NE29 7XJ

TO LET



savills

KEY HIGHLIGHTS

- Excellent location on established estate adjacent to the A19
- Open plan warehousing
- Modern refurbished office accommodation & staff amenities
- Dedicated parking
- Rent £40,000 per annum exclusive

SITUATION

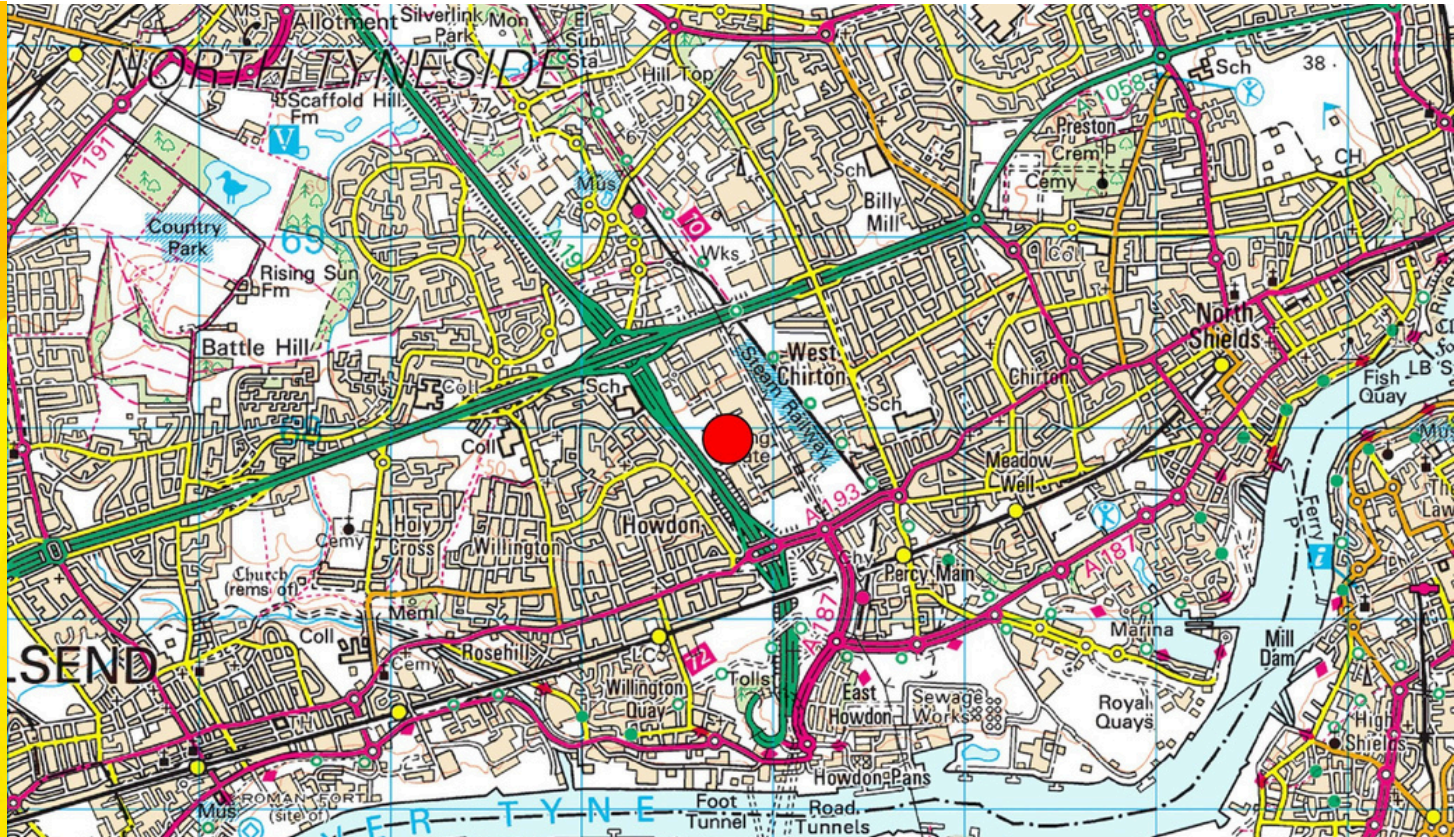
Tyne Tunnel Estate is strategically located adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network in all directions.

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.

DESCRIPTION

Unit G3 was fully refurbished including new roof and cladding in 2016 and benefits from the following specification:

- Steel portal frame construction
- LED lighting throughout
- Internal height of 4.5 m rising to 5.5 m at apex
- Insulated cladding and roof
- Electric loading door to the rear
- Staff facilities including WCs & kitchen area
- Dedicated car parking to the front of the unit
- 3 phase electricity



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and the measured floor areas are set out as follows:

Unit G3 - 529 sq m (5,691 sq ft)

RATING

The property has rateable value £34,000 effective April 2023. The anticipated rates payable for unit G3 is £18,564.

SERVICE CHARGE

A service charge is payable to cover the cost of estate security and maintenance including upkeep of roads, footpaths, car parking landscaping.

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ENERGY PERFORMANCE

The property currently has an Energy Performance Asset Rating of A16.

TERMS

The unit is offered to let by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £40,000 per annum exclusive.

VIEWING

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

VAT

All prices and rents are subject to Value Added Tax (VAT) at the prevailing rate.

CONTACT

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