

# To Let

Unit 18 Elm Road, West Chirton North  
Industrial Estate, North Shields, NE29 8SE

---



## Detached Warehouse / Production Unit 996.7 m<sup>2</sup> (10,728 sq ft)

- Recently refurbished unit
- Ground floor office accommodation & staff amenities
- Additional mezzanine storage above offices
- Popular location close to Silverlink Interchange (A19 / Coast Road)
- Available by way of new lease: £66,800 per annum

## Situation

Unit 18 Elm Road is situated on the well-established West Chirton North Industrial Estate off Middle Engine Lane in North Shields and within 1 mile of both the A19 and A1058 Coast Road linking Newcastle city centre with conurbations towards the coast.

The area is active commercially with Cobalt Business Park within ½ mile, New York Industrial Park immediately to the north and Silverlink Retail Park less than 1 mile to the south offering a range of retail, leisure and food offerings.

## Description

The unit benefits from the following specification and features:

- Steel portal frame construction
- Brick / blockwork to dado level
- Re-roofed and re clad with insulated steel sheeting
- 4.5 m clear internal height
- Access via a loading door (3.5 m wide x 4.5 m high)
- Ground floor reception, offices & WCs
- Additional mezzanine storage above offices
- Mains services including 3 phase electricity

## Accommodation

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice with the floor areas recorded as follows:

Description	Sqm	Sq ft
Warehouse	818.3	8,808
Ground Floor Office	89.2	986
Mezzanine	89.2	959
<b>TOTAL</b>	<b>996.6</b>	<b>10,728</b>

## Terms

Available by way of new full repairing and insuring lease at a rent of £66,800 per annum exclusive.

## Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £51,500.

It is recommended that interested parties visit [www.voa.gov.uk](http://www.voa.gov.uk) for further information or for guidance on what business rates they might pay.



## VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges

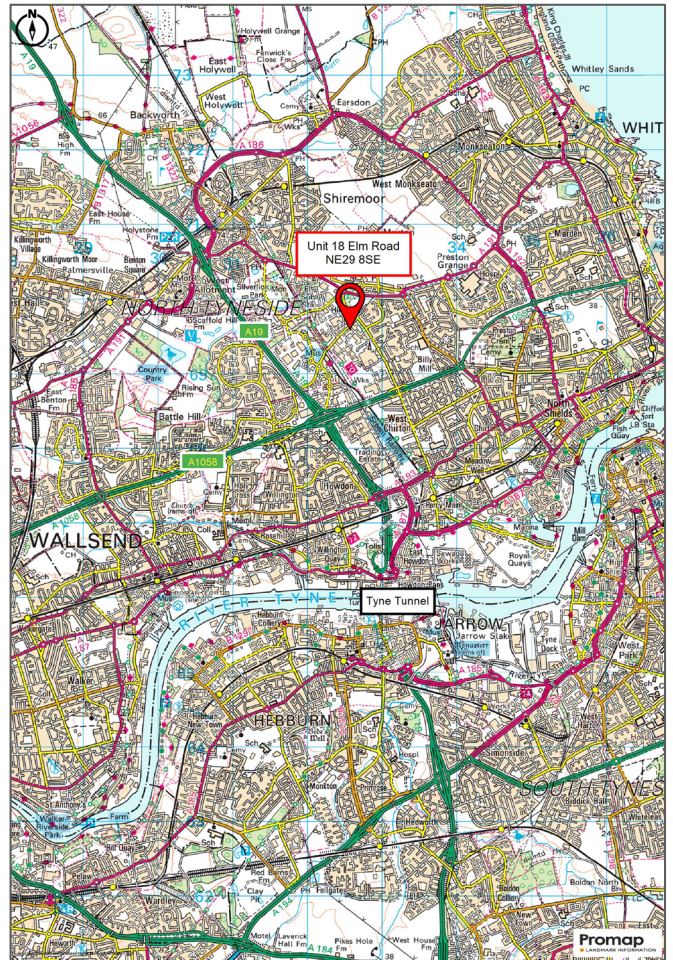
## Energy Performance

A new EPC certificate is awaited following refurbishment works. A copy will be available on request.

## Viewing

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Particulars: August 2024



For further details please contact:



**MARK PROUDLOCK**  
 0191 594 5019 or 07766 968891  
[Mark.proudlock@knightfrank.com](mailto:Mark.proudlock@knightfrank.com)

**JAMIE PARKER**  
 0191 5945026 or 07974 398194  
[Jamie.parker@knightfrank.com](mailto:Jamie.parker@knightfrank.com)

**Subject to Contract**

**IMPORTANT NOTICE**

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.