

TO LET

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



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

- Newly refurbished
- Established location adjacent to the A19 and 1 mile from Tyne Tunnel entrance
- WC facilities
- Flexible lease terms
- Rent at £24,500 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 and benefit from the following specification:

- Open plan workshop space
- New insulated steel-clad elevations
- Natural light via lantern rooflights
- Internal height of 3.2m rising to 4.7m
- Electric loading doors: h 4.0m x w 3.75m
- WC facilities
- 3 phase electricity

TERMS

The properties are available on new internal repairing and insuring leases. The tenant is responsible for the maintenance and upkeep of the interior of the premises. The landlord repairs and maintains the exterior and structure of the unit (excluding external doors and windows) together with the estate common parts. See details on rent in the availability schedule below.



Images display the internal layout of an adjacent C Unit, not the subject property.

ENERGY PERFORMANCE

Units C14, C15, and C16 have all be assessed and details are outlined in the availability schedule below.

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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JAMIE PARKER
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Jamie.parker@knightfrank.com

Subject to Contract

Particulars: October 2024
Images: August 2020

RATEABLE VALUE

C14, C15, and C16 are awaiting assessment. Refer to availability schedule outlined below.

Information on eligibility for small business rates is available from the website:-

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

AVAILABILITY SCHEDULE

The unit has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th ED).

Details of the unit are as follows:

Unit	m ²	Sq ft	Rent	Maintenance Charge	Rateable Value	EPC
C14	254.3	2,737	£24,500	£3,147	Awaiting assessment	B27
C15	254.3	2,737	£24,500	£3,147	Awaiting assessment	B28
C16	254.3	2,737	£24,500	£3,147	Awaiting assessment	B27



Image displays the internal layout of an adjacent C Unit, not the subject property.

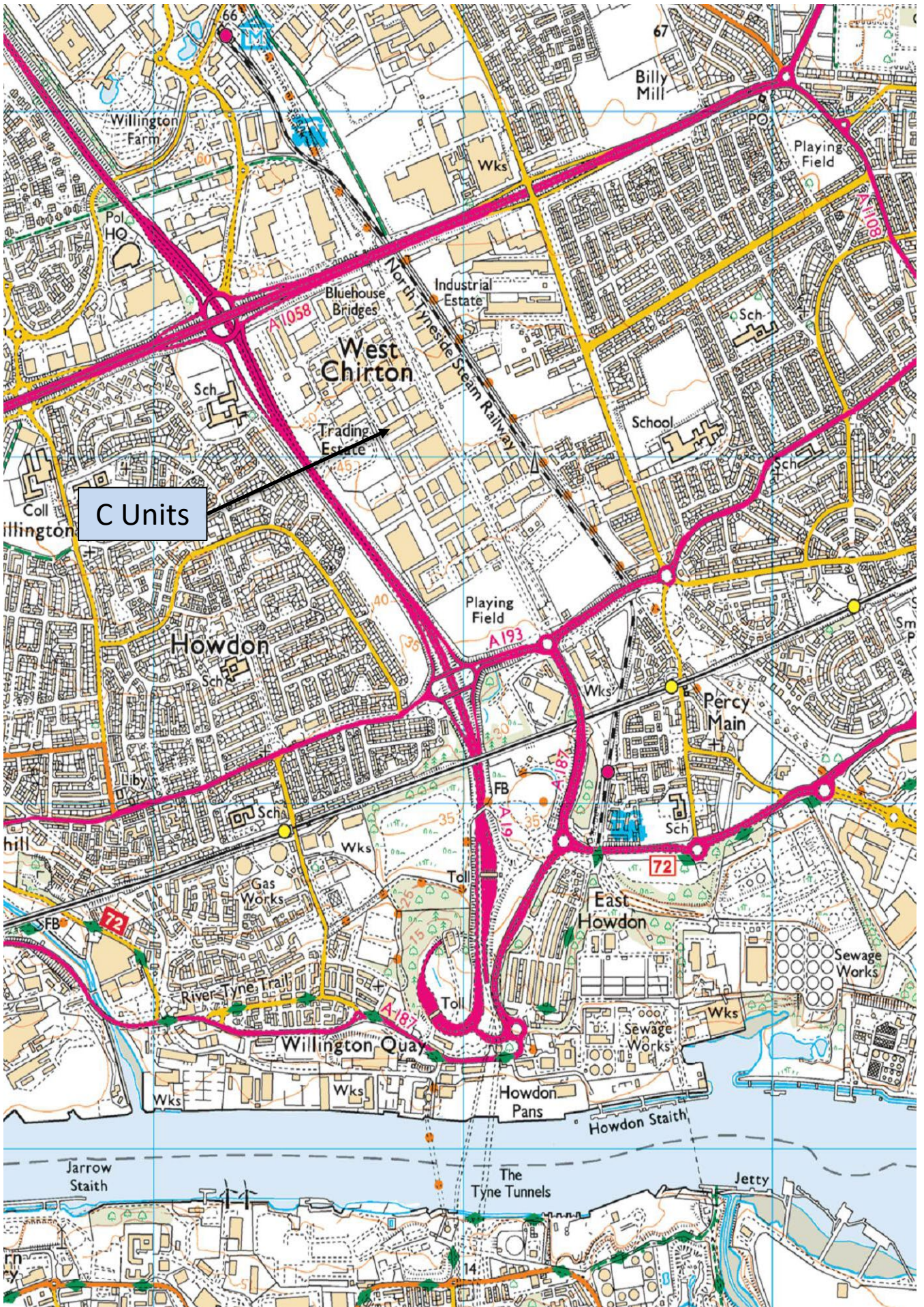


Images above display the internal layout of an adjacent C Unit, not the subject property.



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>.



C Units

Willington Farm

Billy Mill

West Chirton

Howdon

East Howdon

Willington Quay

Howdon Pans

Jarrow Staith

The Tyne Tunnels

Jetty

Sch

Industrial Estate

School

Playing Field

Percy Main

Sch

Sch

River Tyne Trail

Sewage Works

Sewage Works

Pol HQ

Wks

Playing Field

Sch

Trading Estate

Sch

North Tyne Steam Railway

Playing Field

Wks

Liby

Wks

FB

Sch

Gas Works

Toll

72

Wks

Wks

Wks

Howdon Staith

14

