



**Intersect 19, Tyne Tunnel Estate
Phase 2**

4,912 sq m (52,874 sq ft)
up to 8,187 sq m (88,125 sq ft)



Strategically located in the commercial hub of North Tyneside, Intersect 19 is a development of high bay manufacturing and distribution units designed to maximise the efficient use of space for occupiers. Phase 1 is fully let and construction of Phase 2 is expected to commence in 2013.

Location

Intersect 19 provides immediate access to the A19 and the A1058 Coast Road and all major national road networks.

Newcastle Airport offers regular flights to destinations across the United Kingdom and Europe as well as air freight facilities, while the nearby Ports of Tyne and Sunderland provide access to Scandinavia and Europe.

Be at the heart of the Industry

Tyne Tunnel Estate offers an array of commercial space to accommodate a range of business needs, enabling your company to establish itself and grow in a single location. Public Transport links include the Route 19 bus service linking directly to the Tyne and Wear Metro and the surrounding Business, Retail and Leisure Parks such as Colalt Business Park, Silverlink and Royal Quays.

Benefits

- High bay unit with dedicated service yards and parking
- Prominent and well established location
- Immediate access to major road and sea freight network
- Close proximity to air and rail transport
- Excellent Public Transport access to local workforce

Relocation Support

North Tyneside Council may be able to help you identify and secure financial incentives to assist you in your relocation. Please contact the agents for further information.

Specification

- Eaves height 9.4m
- Substantial 3 phase power supply
- Floor loading of 50kN/m²
- 10% offices incorporated
- Dedicated service yards and extensive parking

Opportunities exist for bespoke sizes and specifications. For further information please contact the agents.



Phase 1 Completed Development Units

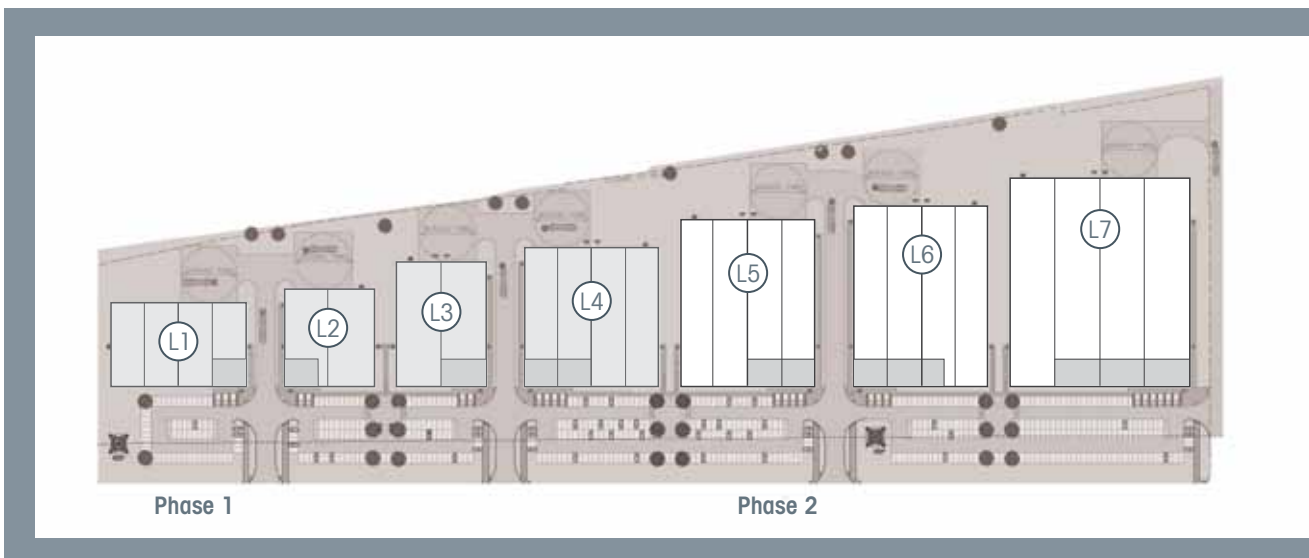
Unit	sq m	sq ft	Availability
Unit L1	2,471.3	26,601	Sold to Aquatran Ltd
Unit L2	1,923.7	20,707	Sold to Mowlem & Co
Unit L3	2,468.6	26,572	Let to Soil Machine Dynamics Ltd
Unit L4	4,110.2	44,242	Let to Fisher Services Ltd

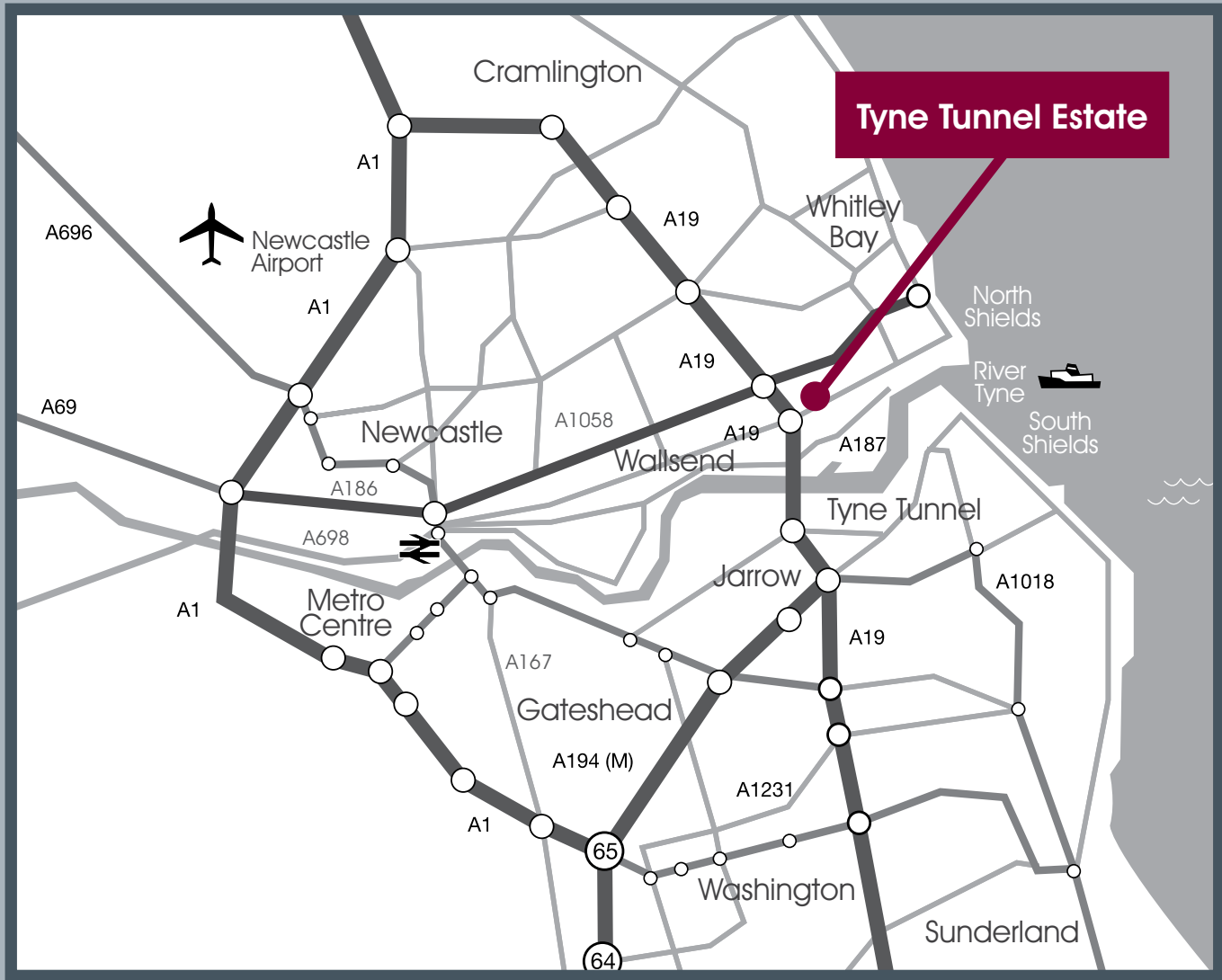
Phase 2 Development Plots Available

with detailed planning permission

Unit	sq m	sq ft	Availability
Unit L5	4,912	52,874	Bespoke Opportunity
Unit L6	5,321	57,280	Bespoke Opportunity
Unit L7	8,187	88,125	Bespoke Opportunity

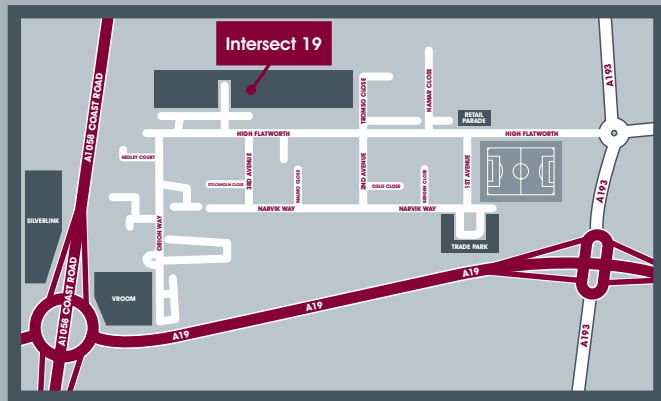
All measurements are GIA and excludes mezzanine





Travel Distances

Distance	Destination
2 miles	Port of Tyne
7 miles	Newcastle
17 miles	Newcastle International Airport
98 miles	Leeds
127 miles	Edinburgh
163 miles	Glasgow
283 miles	London



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