



**UNIT 1, ALDER ROAD,
NORTH SHIELDS, TYNE AND
WEAR, NE29 8HG**

TO LET

50,944 Sq Ft (4,732.7 Sq M)

- ▶ Detached Production/Warehouse Unit
- ▶ Large secure service yard
- ▶ Ample parking
- ▶ New LED lighting
- ▶ New office fit out
- ▶ Photographs are indicative as to how the unit will look post refurbishment



Description

The property comprises a detached production/warehouse unit of steel frame construction with profile clad elevations under a part felt/metal deck roof. There is a two storey office block comprising open plan and cellular offices.

The warehouse comprises an open plan area with concrete floor with three loading doors. The eaves height extends to approximately 5.5m and there is three phase electricity. There is an extensive yard with ample parking and the site is secured by fencing surrounding the site.

The property will undergo refurbishment, further details of which are available upon request.

Location

The property is located on Middle Engine Lane on the established West Chirton North Industrial Estate which lies approximately 1 mile north of the A1058 Coast Road/A19/ Silverlink junction.

The estate is served by regular bus services connecting the Tyne & Wear Metro and Northumberland Park. Nearby occupiers include Rosewood Packaging, Virgin Media, PTS, Jaycare and North Tyneside Council.

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Services

We understand all main services are connected. Interested parties are requested to satisfy themselves in this regard.

Terms

Available on a new FRI lease for a term of years to be agreed at a rent of £331,136 per annum

Business Rates

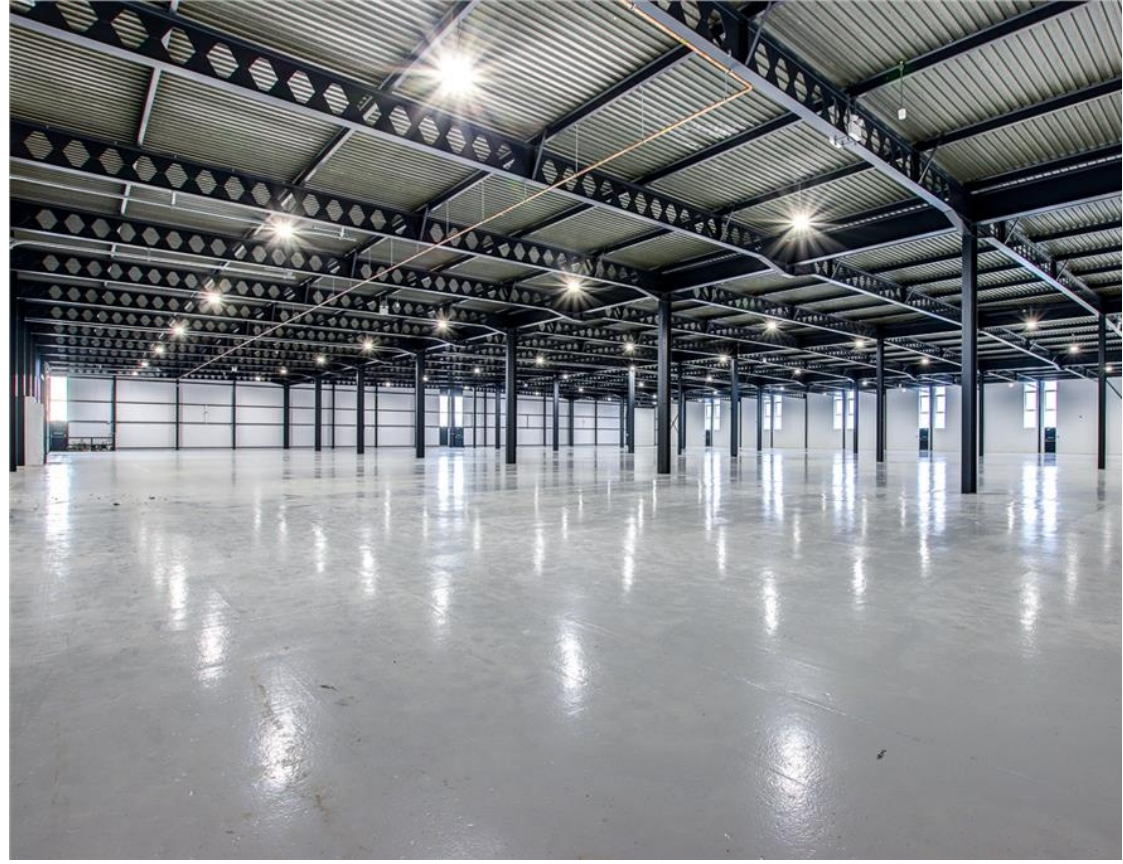
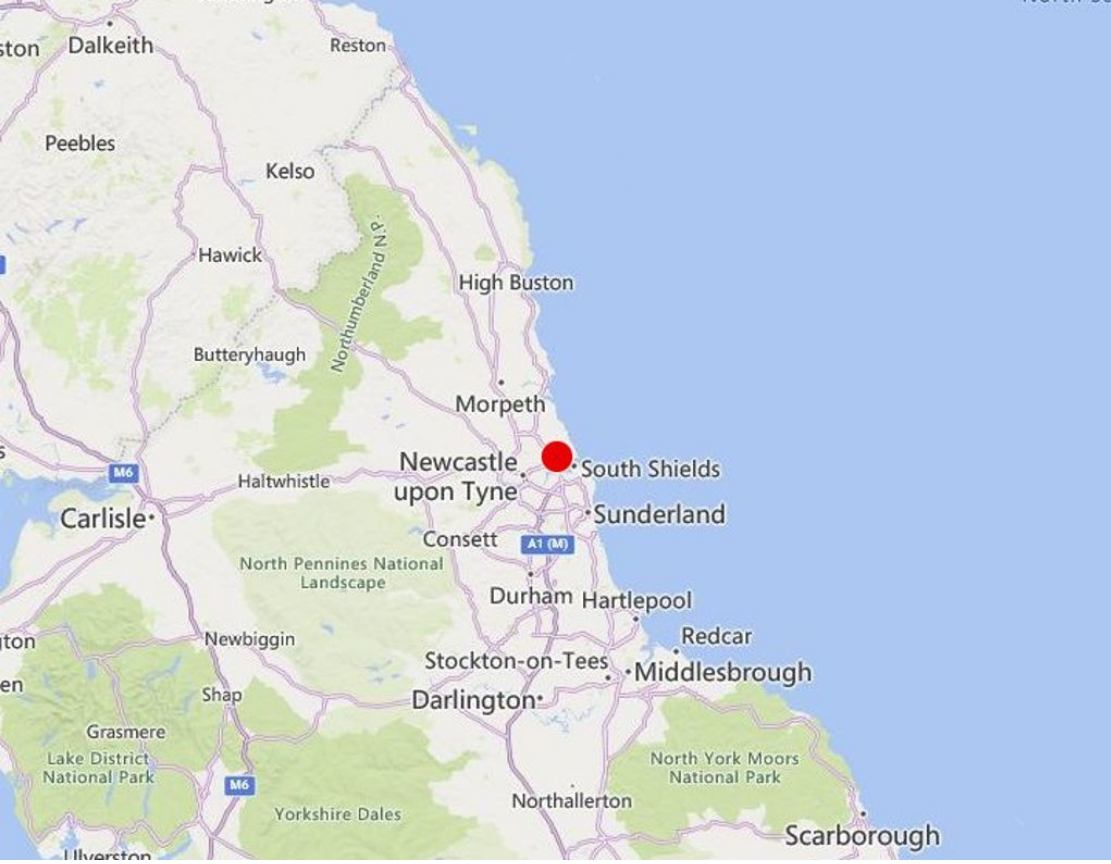
The property is described as Factory and Premises Rateable Value 2026 List (£220,000).

VAT

All figures quoted are exclusive of VAT which may apply.



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Viewing

For further information contact HTA Real Estate

Nick Atkinson
nick@htare.co.uk
0191 245 3011