

INDUSTRIAL UNIT TO LET

# UNIT K3, TYNE TUNNEL ESTATE

North Shields NE29 7XB



savills

## KEY HIGHLIGHTS

- **Recently refurbished**
- **Established location adjacent to the A19 and 1 mile from Tyne Tunnel entrance**
- **WC facilities**
- **Flexible lease terms**
- **Asking rent at £27,250 per annum**

## LOCATION

Unit K3 is situated on Tyne Tunnel Estate, a well established and strategically located business park adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network to the north, south, east and west. Newcastle City Centre is located less than 7 miles to the west via the A1058 with Sunderland City Centre 12 miles to the south via the A19.

Newcastle International Airport offers regular flights to destinations across the UK, Europe and Dubai as well as air freight facilities, while Ports of Tyne and Sunderland are both situated in close proximity.

Tyne Tunnel Estate is home to a vast range of regional and national occupiers within the manufacturing, logistics and trade counter sectors. Notable occupiers include Howdens, Screwfix, Lookers and Jewson.

## ACCOMODATION

The property is designed to deliver the following approximate Gross Internal Areas;

FLOOR AREA	SQ FT	SQ M
Warehouse	3,013	279.9

## DESCRIPTION

The K units are ideally suited for small and growing businesses and benefit from the following specification:

- Open plan workshop space
- Insulated steel-clad elevations
- Natural light via translucent rooflights
- Internal height of 4.25 m rising to 5.1 m
- Electric loading doors: h 4.0m x w 3.75m
- WC facilities
- 3-phase electricity



## TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RATEABLE VALUE

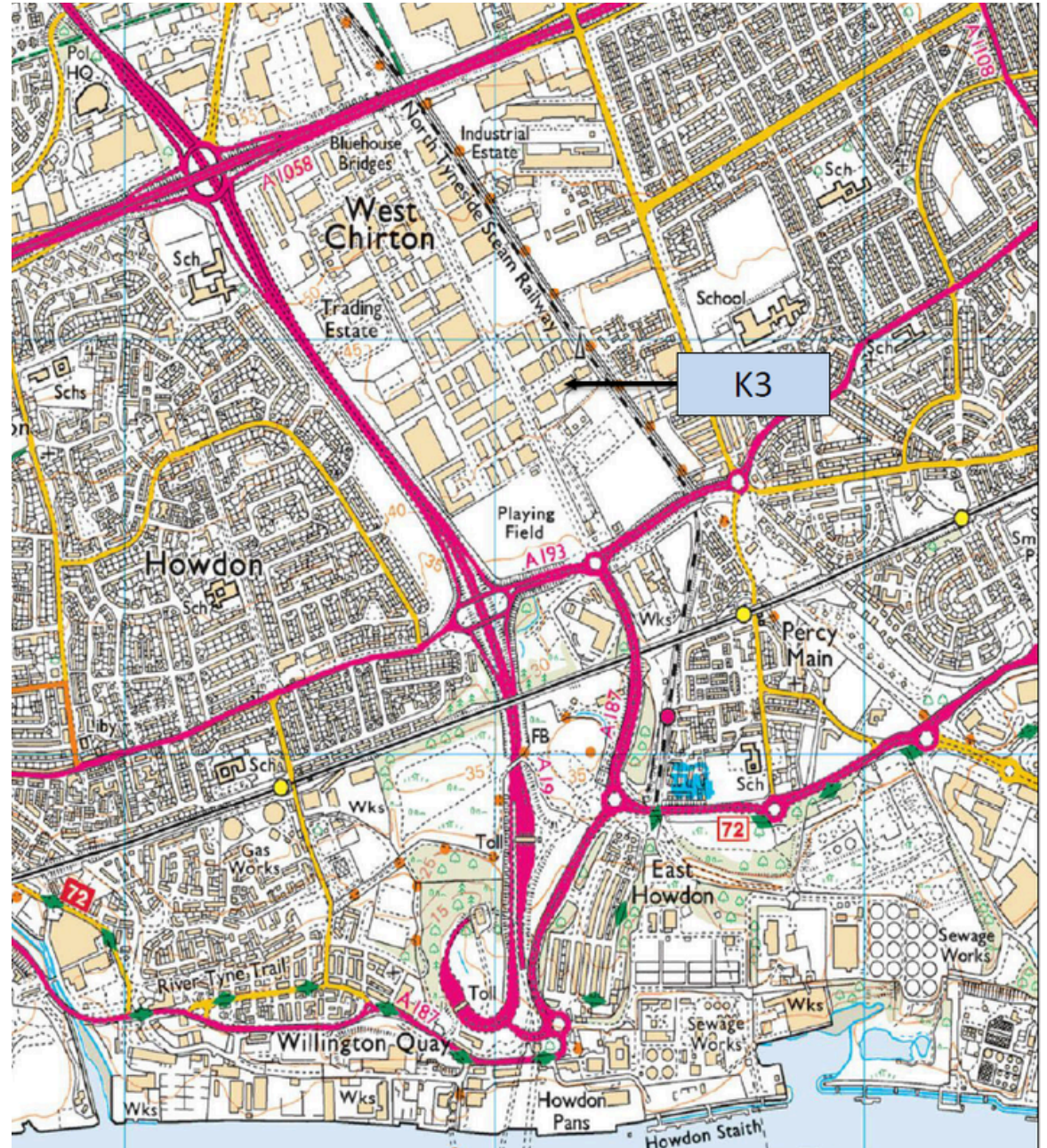
The property has a Rateable Value of £18,500 as of April 1st 2023 (Valuation Office Agency).

## SERVICES

The unit benefits from 3 phase electricity, mains gas and water.

## RENT

£27,250 per annum exclusive of VAT and all other outgoings.





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## EPC

C57. A copy of the certificate is available on request.

## VAT

All figures quoted are exclusive of VAT.

## LEGAL FEES

Each party is to bear their own costs incurred.

## CONTACT

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