

**UNIT 3, LARCH COURT, WEST CHIRTON NORTH INDUSTRIAL ESTATE,  
NORTH SHIELDS, NE29 8SG**



**TO LET**

1,500 Sq Ft (139.35 Sq M)

£21,750 Per Annum

# UNIT 3, LARCH COURT, WEST CHIRTON NORTH INDUSTRIAL ESTATE, NORTH SHIELDS, NE29 8SG



- 4.4m Eaves
- LED lighting
- Electrically operated up and over doors
- Office with double glazed windows
- Floor loadings 25kN/sq m

## Description

A modern mid-terrace industrial/workshop unit extending to 1,500 sqft with the following specification:

Approximately 4.4M to underside of haunch  
Floor loadings 25kN/sq m  
Electrically operated up and over doors  
Designated car parking  
Office with double glazed windows

## Location

Elm Park, West Chirton North Industrial Estate is located to the north of the Tyne Tunnel with good access to the A19 and the A1058 Coast Road via Norham Road. The surrounding estate is predominantly commercial, industrial and warehousing units

## Services

All main services are connected to the property. Occupiers should make their own enquiries as to whether these meet their specific requirement.

## Terms

To let by way of a new FRI lease for a term to be agreed

## Business Rates

Current rateable value (1 April 2026 to present)  
RV - £14,500

## VAT

All figures quoted are exclusive of VAT which may apply.

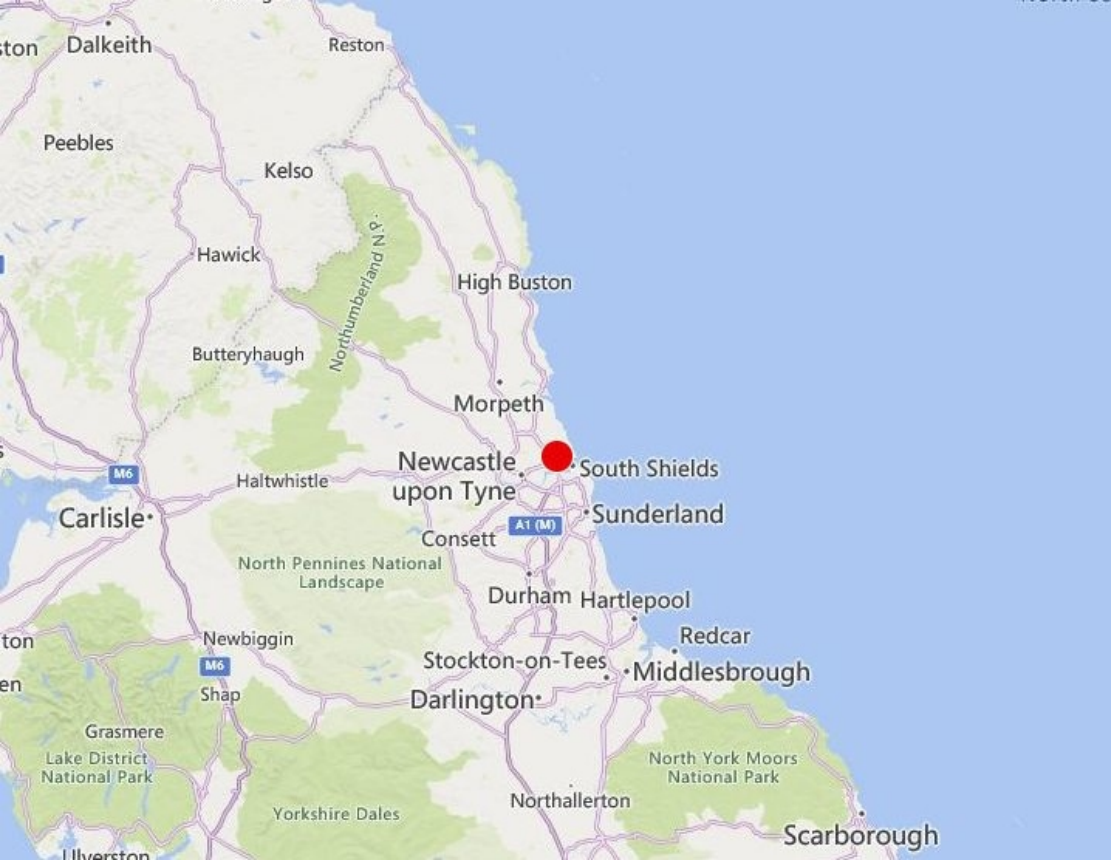
## Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## EPC

The EPC Rating for the property is available on request





## Viewing

For further information contact HTA Real Estate

**Simon Hill**

simon@htare.co.uk  
0191 245 3010