

# TO LET

## UNIT 2 TYNE DOCK PORT OF TYNE

### SOUTH SHIELDS NE34 5SR



#### LOCATION

The unit comprises part of a development of modern industrial units located close to the main Tyne Dock entrance of the Port of Tyne at the junction of the A194 Newcastle Road and Commercial Road, South Shields.

Communication links are excellent with the A19 and Tyne Tunnel being in close proximity providing access to the major road network, and a Metro train station within easy walking distance.

The Port itself is one of the North East's major gateways to Europe and beyond.

#### DESCRIPTION

The property comprises a detached high specification steel portal frame industrial unit under a pitched insulated profile metal roof, with insulated metal profile cladding over brick and block walls.

Internally the warehouse benefits from concrete floors with a floor loading of 30 Kn/m<sup>2</sup>, sodium lighting, gas fired space heaters and a minimum internal eaves height of 6m rising to 8.1m at the apex.

To the front elevation to one side is a two storey office block. The offices benefit from carpeted floors, gas central heating, suspended ceilings with integrated lighting, air conditioning and male, female and disabled WC's and kitchen facilities on both floors. An 8 person passenger lift also serves the first floor offices.

Externally the premises have a large secure yard accessed from the building via two electronically operated up and over loading doors and directly off the Estate road via a secure gate.

#### EXPANSION POTENTIAL

The blue edged area on the site plan overleaf shows a potential expansion area of some 0.6 acres that provides for yard and/or building expansion, if required to suit your requirements.

#### ACCOMMODATION

The premises comprise the following approximate GIA:-

<b>Ground Floor</b>		
Warehouse & Offices	1,815 m <sup>2</sup>	(19,537 sq ft)
<b>First Floor</b>		
Offices	307.5 m <sup>2</sup>	(3,309 sq ft)
<b>Total GIA</b>	<b>2,123 m<sup>2</sup></b>	<b>(22,847 sq ft)</b>

#### SERVICES

We understand that the property is connected to all mains services.

#### RATEABLE VALUE

We understand that the Rateable Value for the premises is assessed at £74,500 with rates payable of approximately £34,000 per annum.

#### TENURE

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed at a rent of £105,000 per annum exclusive.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Assessment Rating is B. A full copy of the EPC is available for inspection if required.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

#### VIEWING

For viewing and further information please contact the Commercial Department of Sanderson Weatherall:

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Tel: 0191 269 0154  
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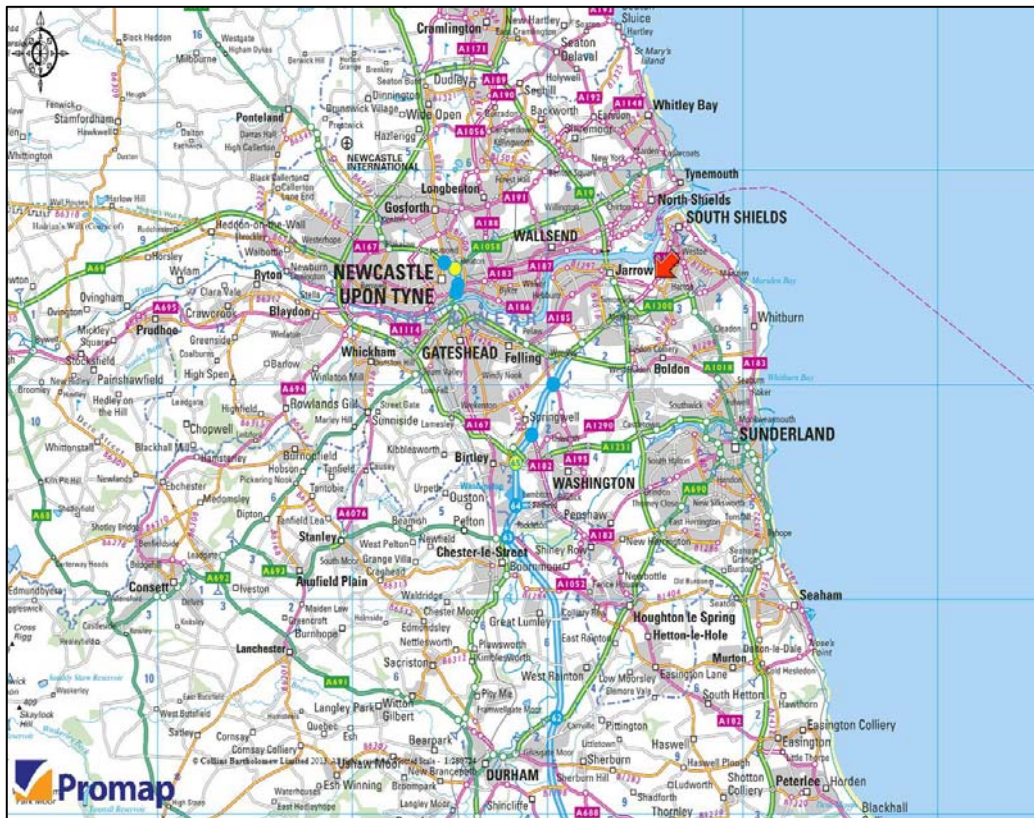
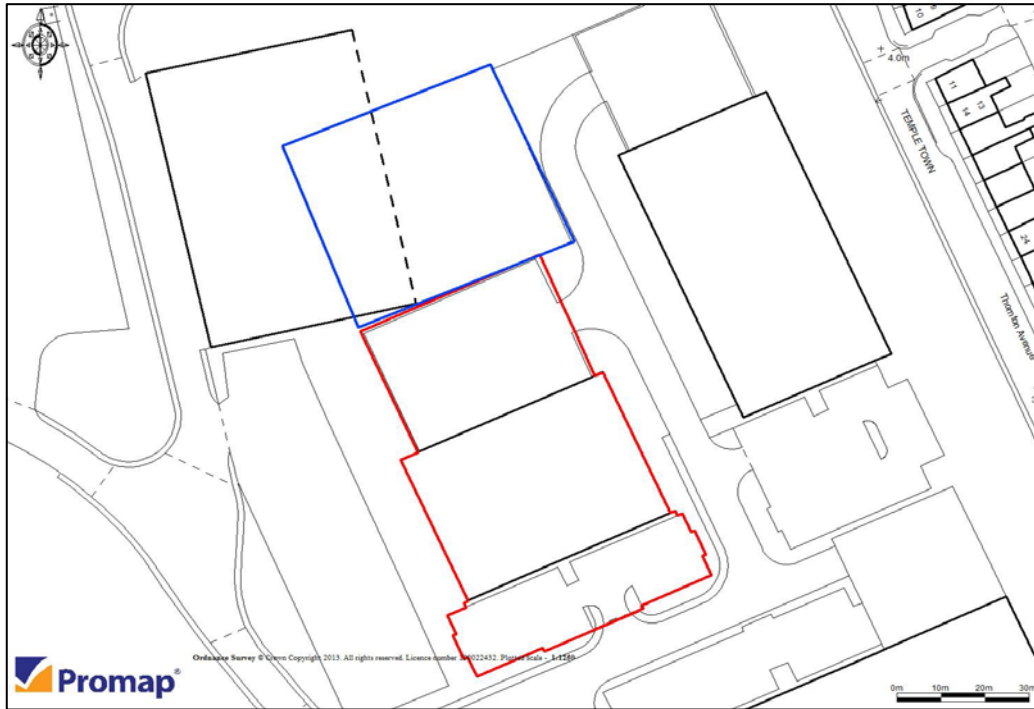
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Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over



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**JULY 2013**

**Finance Act 1989:**

Unless otherwise stated all prices and rents are quoted exclusive of V.A T

**Property Misdescriptions Act 1991**

Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP

Registered In England company number OC 344770

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