

TO LET/FOR SALE

Workshop Accommodation

C8 Malmo Close
Tyne Tunnel Trading Estate
North Shields
NE29 7SX



Location

The Tyne Tunnel Industrial Estate is located within North Tyneside off the A19 trunk road linking to the north with the A1 and the south to Teesside and south via the Tyne Tunnel. Access to Newcastle City Centre is easy via the A1058 Coast Road. Malmo Close is located off 3rd Avenue off the main road running into the estate. The route 19 Stephenson Transport Link which runs adjacent to the development provides a great public transport connection to the Metro, North Shields town centre and other local facilities such as Silverlink Retail Park.

Description

The property comprises a single storey terrace unit of steel frame construction and brick built facade with glass panels. The property comprises mainly warehouse space with small office and WC facilities.

The property is served by a roller shutter door, approximately 4.59 m wide by 3.80 m high. The eaves height is approximately 3.2 m extending to 4.8 m.

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Retail
Development
Industrial
Investment
Office

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Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Gross Internal Area: 256.56 m² 2,762 ft²

Terms and Rent

The property is available to let by way of a new full repairing and insuring lease at £11,940 per annum exclusive of all other outgoings.

Price

Alternatively the property is available for sale at a price of £129,950.

Legal Costs

Each party is to bare their own legal costs.

Services

We understand all services are connected to the property none of which have been tested or warranted.

VAT

All figures quoted are exclusive of VAT where chargeable.

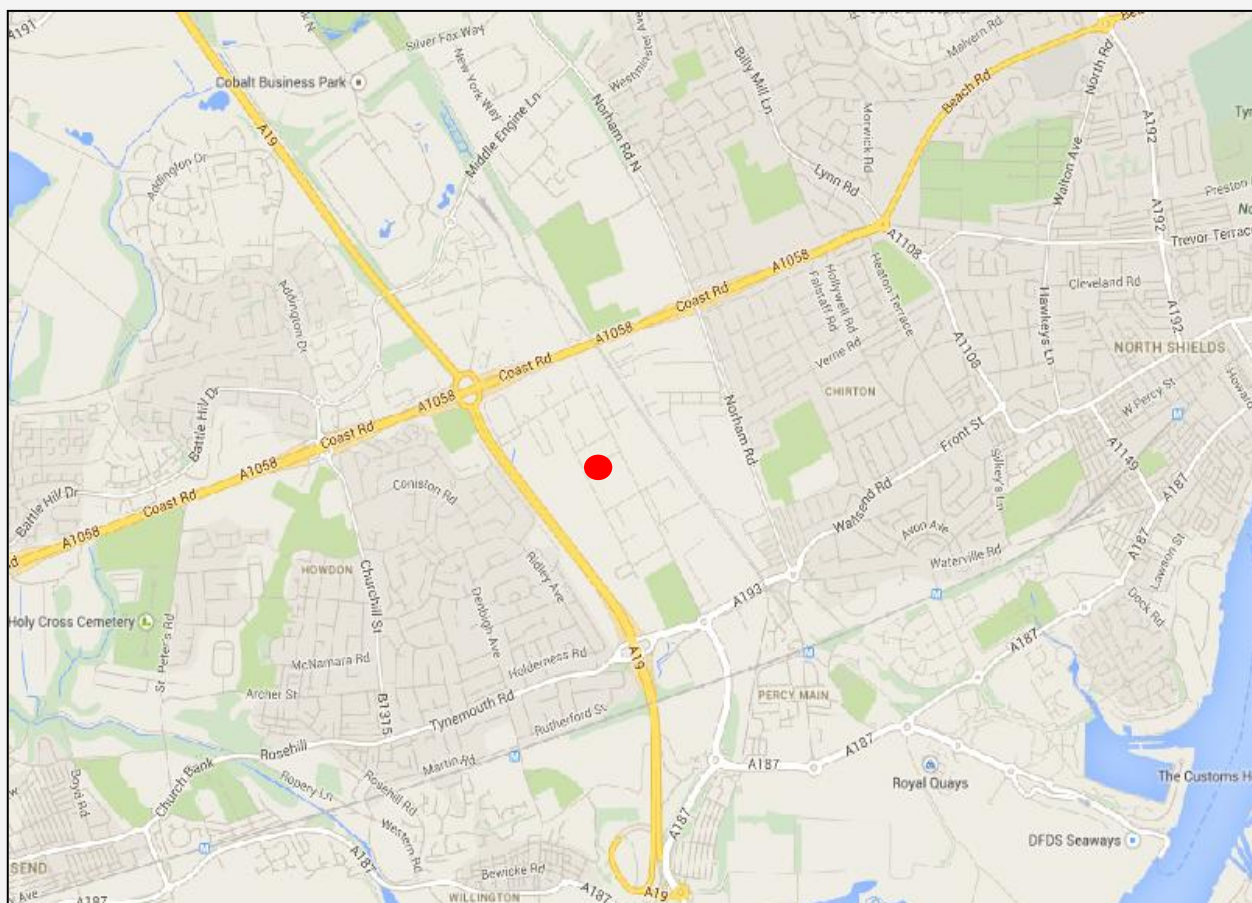
Further Information

For further information and viewing arrangements please contact Sally Birks on 0191 232 7030 or email sallybirks@naylor.co.uk.

Naylor's Instructions

You can search our company website www.naylor.co.uk for details of all our current instructions.

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