

# TO LET

K4 & K5, Harmar Close, Tyne Tunnel  
Industrial Estate, North Shields, NE29  
7XH



## Refurbished Industrial / Warehouse Units 281 sq m (3,025 sq ft)

### Property Highlights

- Modern terraced industrial units
- Fully refurbished
- Excellent communication links adjacent to A19 and 1 mile from Tyne Tunnel
- Nearby occupiers include Howdens, Lookers and Axminster Tool and Machinery

For more information, please  
contact

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### Location

Tyne Tunnel Estate is strategically located near the intersection of the A19 Tyne Tunnel Road and the A1058 Coast Road.

The estate lies at the intersection of the A19 Tyne Tunnel road and the A1058 Coast Road providing excellent communication links to the region.

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

The K units are located towards the entrance of the estate on Harmer Close with access to the A193 via High Flatworth

### Description

The unit's have recently undergone an extensive refurbishment programme which includes

- New insulated roofs
- New insulated steel clad elevations
- Aluminium framed double glazing
- Open plan office accommodation
- High quality staff welfare facilities
- Internal height of 4.25m rising to 5.1m
- Electric loading door 4.0m high by 3.65m wide
- 3 phase electricity

Externally car parking is provided to the front of the units.

### Accommodation

The property comprises the following approximate gross internal areas:

	Sq M	Sq Ft
K4	281	3,025
K5	281	3,025

### Services

The property is connected to all mains services, however we recommend all interested parties should make their own enquiries in this regard.

### Tenure

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

### Rent

K4 - £18,900 per annum

K5 - £18,900 per annum

### Rateable Value

The premises are currently rated together and will require reassessment

### EPC

A full copy of the EPC is available on request.

### VAT

All figures quoted herein are exclusive of VAT unless expressly stated otherwise.

### Legal Costs

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

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