



TO LET

Industrial/Warehouse Unit

Unit 18 Elm Road, West Chirton North Industrial Estate, North Shields NE29 8SE


Naylors
Commercial Property People
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- Industrial/Warehouse Unit
- Established Commercial Area
- Excellent Access to A19
- Integral Office Accommodation
- Lighting to Warehouse Area
- SAT NAV NE29 8SE

Location

The unit is situated on Elm Road within West Chirton North Industrial Estate. It is located to the north of the Tyne Tunnel with good access to the A19 and A1058 Coast Road via Norham Road.

The surrounding estate is predominantly commercial in nature with the immediate surrounding uses being industrial. Cobalt Office Park is in close proximity, local companies include Newcastle Building Society, Virgin Media, Rosewood Packaging and Fuda. Silverlink Retail Park is also nearby. Description

Description

The property comprises a mid-terrace industrial/warehouse unit of steel portal frame construction. There is a small office fronting the property together with toilet facilities.

The property benefits from the following specifications:

- Minimum eaves height of 4.55 metres
- Roller shutter door access
- Designated car parking
- Fully carpeted office, with electric heating, strip lighting and perimeter trunking
- Warehouse area with concrete floor, high level lighting and painted breeze block walls

Accommodation Schedule

| | Sq mt ² | Sq ft ² |
|------------------------|--------------------|--------------------|
| Warehouse | 908 | 9,775 |
| Joinery Workshop | 142 | 1,524 |
| Mezzanine above Office | 87 | 931 |
| Total GIA | 1,136 | 12,220 |

Lease

The property is available To Let by way of a new FRI lease for a term of years to be agreed at a rent of £48,000 per annum exclusive.

Rateable Value

We recommend that all interested parties should make their own enquiries regarding the rateable values applicable to this property.

EPC

The building has an EPC rating E(102). A copy of the EPC is available on request.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which is applicable.

Further Information

For general enquiries and viewing arrangements please contact Keith Stewart on 0191 2327030 or email

keithstewart@naylor.co.uk

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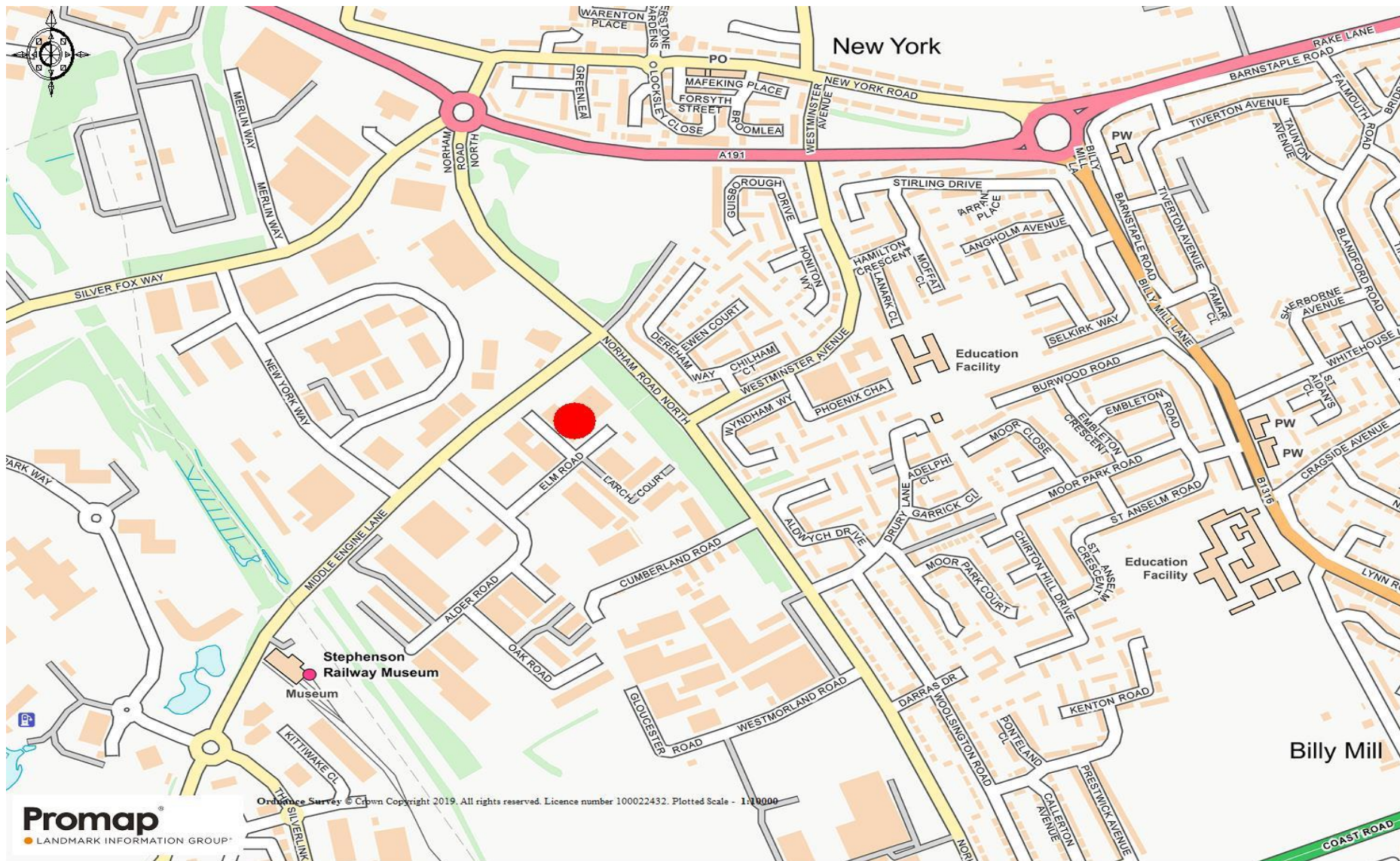




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