



To Let - Newly Refurbished units

C & K Units, Tyne Tunnel Estate, North Shields, NE29 7XH

- Refurbished industrial / storage units
- Sizes from 255.6 m² (2,753 sq ft) to 281.2 m² (3,027 Sq ft)
- Established location immediately adjacent to the A19 and within 1 mile of Tyne Tunnel entrance
- Good transport links
- Flexible lease terms
- Rents from £14,130 per annum

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St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

Location

Tyne Tunnel Estate is strategically located in the commercial hub of North Tyneside, providing excellent access to the North East's major road networks as well as a local workforce recognised for being both highly capable and cost effective.

The estate is one of the most well established locations within Tyne and Wear comprising over 2 million sq ft of commercial property. It boasts national occupiers as well as local business and offers a range of property from small workshops to large scale manufacturing and distribution warehouses.

Unbeatable Business Location

Tyne Tunnel Estate is located adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network in all directions.

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.

Newly Refurbished Units

UK Land Estates has invested over £5 million modernising units at Tyne Tunnel Estate.

Delivering a much improved sense of arrival and efficient business space the refurbished units benefit from the following features:

- New insulated roofs
- New insulated steel clad elevations
- Modern open plan office accommodation
- Aluminium framed double glazing
- High quality staff welfare facilities
- Improved energy efficiency

C Units

The C units are Tyne Tunnel Estate's smallest commercial properties ideally suited for small, growing businesses. They offer the following:

- Open plan workshop space
- Great natural light via lantern rooflights
- Internal height of 3.2 m rising to 4.7 m
- Electric loading doors: h 4.0 m x w 3.75 m
- Glazed open plan reception / office area
- Male / female / disabled WCs
- 3 phase electricity



K Units

The K units are slightly larger starting at approximately 281 m² (3,024 sq ft). They offer a more traditional double pitched roof configuration and are therefore tailored to companies who can benefit from a higher eaves height. Features include.

- Open plan storage / workshop space
- Internal height of 4.25 m rising to 5.1 m
- Great natural light via rooflights
- Electric loading doors: h 4.0 m x w 3.65 m
- Glazed open plan reception / office area
- Staff facilities including WCs & kitchenette
- 3 phase electricity

Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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Availability, Rentals & Rates*

Unit	M ²	Sq ft	Rent PA	Service Charge (16/17)	Rateable Value	Rates Payable (16/17)	Energy Performance Asset Rating
C2	256.3	2,759	£16,950	£966	£9,500	£4,598	TBC
C3	256.4	2,760	£16,950	£966	£9,500	£4,598	TBC
C4	255.7	2,753	£16,950	£964	£9,500	£4,598	TBC
C6	255.9	2,754	£15,540	£964	£9,700	£4,694	TBC
C9*	255.6	2,753	£14,130	£964	£9,300	£4,501	C(65)
C12*	255.7	2,753	£14,130	£964	£9,300	£4,501	E(107)
K2	281.2	3,027	£18,345	£1,060	£10,500	£5,082	E(119)
K3	280.9	3,024	£18,345	£1,059	£10,250	£4,961	C(62)

Lease Terms & Legal Costs

The premises are offered on fully repairing and insuring leases for a term of years to be agreed.

Each party will be responsible for their own legal costs in connection with any transaction.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Knight Frank is a supporter of the Code for Leasing Business Premises.

(see www.leasingbusinesspremises.co.uk)

*Please note:

1. Service charge subject to confirmation.
2. Units are measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition).
3. Energy Performance Certificates will be available following refurbishment*
4. Units C9 and C12 not included within phase 3 refurbishment programme

Marketing Particulars: September 2016

Images: July 2012 / September 2016