



## TO LET – MODERN INDUSTRIAL UNIT

Unit 7, Neptune Court, Orion Business Park, Tyne Tunnel, North Shields,  
NE29 7UW

**Naylors**   
**Gavin Black**  
Commercial Property People

## Location

Neptune Court forms part of Orion Business Park which is located at the north west corner of the Tyne Tunnel Trading Estate, which is a long established industrial location adjacent to the A19 providing over 2.5 million sq ft of industrial, business and commercial space.

The property benefits from excellent road links being located very close to the A19, Tyne Tunnel and the A1058 Coast Road providing excellent access throughout the region.

## Description

The property is an end terraced light industrial unit of steel portal frame construction with brick and profile sheet clad elevations and mono pitched roof of insulated steel cladding and roof panels.

The unit benefits from electric insulated up and over sectional loading door, minimum eaves heights of 5.5 m extending to 8.6m with high level lighting.

Externally the property has 7 allocated car parking spaces and a shared service yard.

## Accommodation

The properties have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following:

	Sq Mt	Sq Ft
Unit 7	563	6,060
<b>GIA</b>	<b>563</b>	<b>6,060</b>

## Terms

The premises are available by way of new full repairing and insuring lease for a term of years to be agreed.

## Rent

£39,500 per annum.

## Rates

The Valuation Office Agency website lists this property as 'Workshop and Premises'.

Rateable Value (2017 List): £31,500.

## Services

We understand that the property benefits from all mains services, none of which have been tested or warranted. Interested parties are required to make their own assessment in this respect.

## VAT

All figures quoted are exclusive of VAT which may apply.

## EPC

To be confirmed.

## For further information please contact:

Keith Stewart

Tel: 0191 211 1559

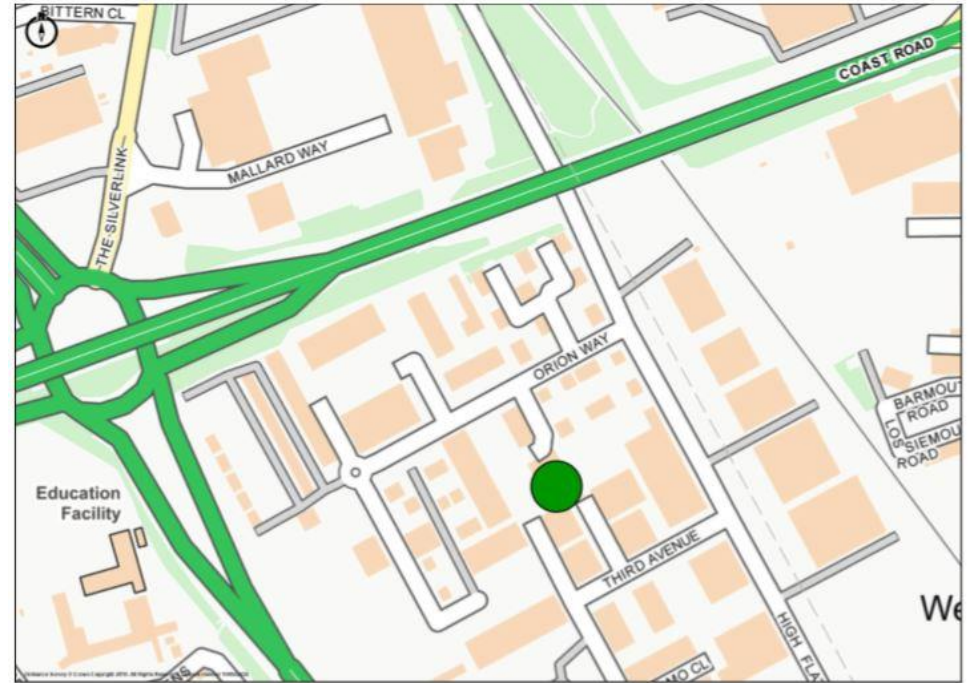
Email [keith@naylorsgavinblack.co.uk](mailto:keith@naylorsgavinblack.co.uk)

Alternatively contact our joint agents HTA on 0191 245 1234.



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