

L7, INTERSECT 19

72,898 SQ FT / (6,772 M²)

UK
LAND ESTATES



Available Now

L7 | INTERSECT 19 - TYNE TUNNEL ESTATE NORTH SHIELDS - NE29 7UT

 **Knight
Frank**


savills.co.uk savills
0191 917 1444

UK

LAND ESTATES

About us

One of the North East's largest business park owners, UK Land Estates, counts some of the region's premier postcodes among an ever-growing portfolio.

For 30 years, the company has invested hundreds of millions of pounds into speculatively developing high quality industrial schemes to breathing new life into older buildings to suit modern business needs.

UK Land Estates works with customers to provide the space you need for your business... and if we don't have a property that meets your specifications, we'll be happy to build you one.

Our estates



L7 Intersect 19

Tyne Tunnel Estate, North Shields

Tyne Tunnel Estate is a well-established and strategically located site adjacent to the A19 and A1058 Coast Road, with immediate access to all the region's main arterial routes.

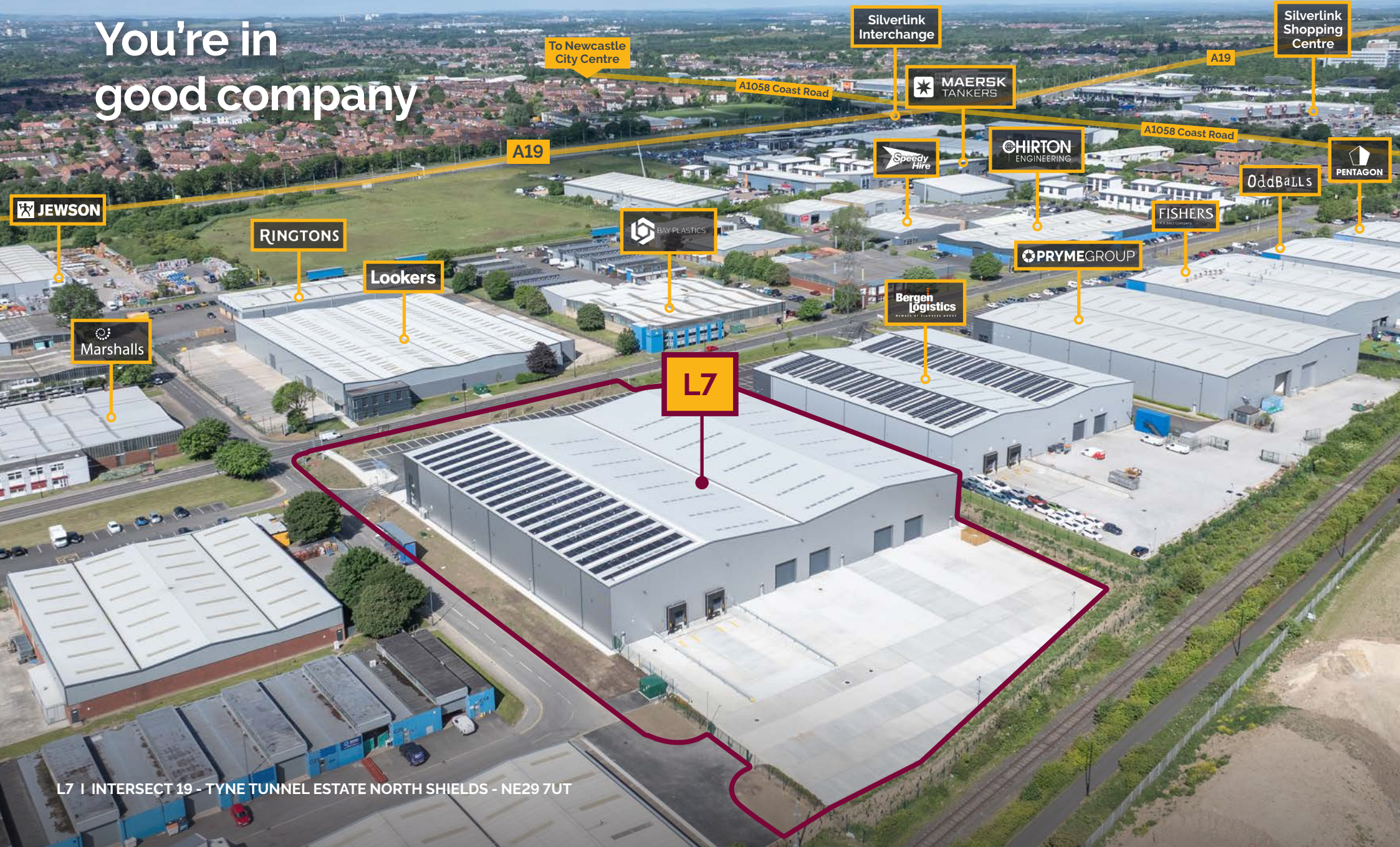
Newcastle upon Tyne is less than 7 miles to the west and Sunderland 12 miles to the south.

Nearby Newcastle International Airport offers regular flights to destinations across the UK, Europe and Dubai as well as air freight facilities. Ports of Tyne, Sunderland, Blyth and Teesport are all within close proximity.

The newly built L7 delivers an industrial and logistics facility designed to the latest specification and environmental performance to maximise efficiency and drive down operational costs.



You're in good company



To Newcastle City Centre

Silverlink Interchange

Silverlink Shopping Centre

A19

A1058 Coast Road

MAERSK TANKERS

A1058 Coast Road

A19

Speedy Hire

CHIRTON ENGINEERING

OddBalls

PENTAGON

RINGTONS

BAY PLASTICS

FISHERS

Lookers

PRYMEGROUP

MARSHALLS

Bergen logistics

L7

People to power your business

The North East is renowned for its dedicated, capable and efficient labour force. A heritage of engineering and industry, leading universities, colleges and higher education facilities providing both academic and vocational training ensure a ready supply of labour.

Employment costs are lower than in most industrial and logistics locations making the North East an attractive and cost effective business location.

Average gross weekly earnings

North Tyneside	£708
North East	£650
West Midlands	£688
Yorkshire & Humber	£670
North West	£693
South East	£754
Great Britain	£730

Source: 2024 NOMIS/ONS



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Tyne Tunnel Estate

Accommodation	M ²	Sq Ft
Warehouse	5,664	60,971
Office (ground floor)	554	5,963
Mezzanine (above offices)	554	5,963
Total	6,772	72,898

-  Dedicated staff parking
-  9.5m clear internal height
-  CAT A office
-  EV charging points
-  LED lighting
-  Heating/cooling by way of heat source pumps
-  2 no dock level access doors
-  50kN/m² reinforced concrete floor
-  Roof mounted photovoltaic solar panels
-  4 no level access doors
-  Secure service yard
-  50m yard depth



Details

Office

- High-spec open plan to CAT A
- Staff amenities
- Mezzanine for low-cost office extension

Warehouse

- Steel portal frame construction
- Block walling at lower level with insulated steel cladding to eaves
- Insulated steel sheet roof inc. rooflights
- 2 no dock level loading doors
- 4 no level access loading doors
- Dedicated substation
- 585 kVA incoming power supply
- Additional roof mounted PV electricity generation



Sustainability

UK Land Estates is focused on the future, developing buildings that exceed energy efficiency, accessibility and durability guidelines and regulations.

Leading edge low carbon tech is included across our standard specification, with UK Land Estates' developments driving down energy use and emissions.

From insulated cladding to rainwater harvesting, PV arrays to low flow sanitary ware and energy saving lighting systems to reduced water usage – we build for the businesses of the future, not just the now.

- ✓ Minimum BREEAM rating 'very good'
- ✓ EPC "A"
- ✓ Modern insulation
- ✓ Photovoltaic (PV) arrays providing direct green energy
- ✓ Latest LED lighting minimise energy usage and cut carbon
- ✓ Efficient air source heat pumps heat and cool facilities
- ✓ Rainwater harvesting to reduce water costs
- ✓ Sustainable drainage systems
- ✓ EV charging points
- ✓ Commitment to local suppliers and materials from sustainable sources, where possible
- ✓ Construction waste minimised and recycled, where possible



Location

Primed for regional and national reach

Locations & drive times	Miles	Minutes
A19	1	4
Newcastle City Centre	7	19
Port of Tyne	5	13
Newcastle International Airport	17	25
Sunderland	12	28
Teesport	45	63
Leeds	104	113
Manchester	147	179



Maps not to scale

L7

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Enquiries

For further information and quoting terms contact the joint agents.



Mark Proudlock

0191 594 5019 or 0776 696 8891
mark.proudlock@knightfrank.com

Jamie Parker

0191 594 5026 or 0797 439 8194
jamie.parker@knightfrank.com

www.knightfrank.co.uk



Nick Bramwell

0781 620 7652
nick.bramwell@savills.com

www.savills.co.uk



Tim Witty

0191 440 8897 or 0777 183 5453

1st Floor, Building 7, Queens
Park, Queensway, Team Valley,
Gateshead, NE11 0QD

www.uklandestates.co.uk