

TO LET

HIGH BAY INDUSTRIAL UNITS

UNITS 2, 6 AND 20

PORT OF TYNE, TYNE DOCK, SOUTH SHIELDS, NE34 9PT





UNIT 2

THE OPPORTUNITY

From early 2016 an opportunity to acquire high bay and quay edge industrial premises available for a number of uses in one of the regions best logistic locations which combined with Port facilities to include:

SPECIFICATION

UNITS 2

- Internal width of 66m
- 6.7m eaves
- Hanger door 18m wide by 8.5m high
- Unique quay edge location
- Sodium lighting
- Large power supply
- 2 loading doors 8m wide by 5.8m high

UNITS 6

- Clear width of 81m
- 6.3m minimum eaves
- Strip fluorescent and sodium lighting
- 4 electric ground level loading doors 7.5m wide by 6m high
- 3 phase electric
- Approximately 1 acre of yard
- W/C facilities

UNIT 20

- 12.3m minimum eaves
- High bay sodium and fluorescent strip lighting
- 13 electric cross dock loading doors 2.75m wide by 3m high
- 3 electric ground loading doors 5.3m wide by 4.5m high
- 3 phase electric
- Approximately 1 acre of land
- Two story offices / breakout area with W/C facilities, air conditioning, suspended ceiling and CAT 2 lighting
- Mezzanine storage area

ACCOMMODATION

The properties have been measured in accordance with the RICS Code of Measuring Practice on a Gross Internal Area;

UNIT 2

WAREHOUSE 7,484 sq m (80,561 sq ft)

UNIT 6

WAREHOUSE 7,799 sq m (83,944 sq ft)

UNIT 20

WAREHOUSE (inc. office)	11,701 sq m	(125,953 sq ft)
FIRST FLOOR OFFICE	128 sq m	(1,383 sq ft)
MEZZANINE	587 sq m	(6,318 sq ft)
TOTAL	12,417 sq m	(133,654 sq ft)



UNIT 6



UNIT 20

LOCATION

The units comprise part of the main development of high bay industrial units located close to the main Tyne Dock entrance of the Port of Tyne at the junction of the A194 Newcastle Road and Commercial Road, South Shields.

Communication links are excellent with the A19 and Tyne Tunnel being in close proximity providing access to the major road network.

Tyne Dock Metro Station is within walking distance and South Shields town centre is located approximately 3 miles to the east.



TRAVEL DISTANCES

DISTANCE	DESTINATION
10 miles	Newcastle
17 miles	Newcastle International Airport
98 miles	Leeds
127 miles	Edinburgh
163 miles	Glasgow
283 miles	London

TERMS

The properties are available on new FRI leases for a term to be agreed.

EPC

Unit 2: On application
 Unit 6: On application
 Unit 20: On application

RENT

Rent upon application.

PORT FACILITIES

Shipping & Rail Services:

The Port of Tyne is a deep-water, lock-free safe haven that is operational 365 days a year. Being a designated safe Port there are no length or beam restrictions for vessels in the entrance to the Port. With a controlled depth of 10 metres below Chart Datum in the lower reaches of the Port and 13 metres below Chart Datum at its principal, multi-user berth, Riverside Quay, the Port can easily accommodate panamax-class vessels.

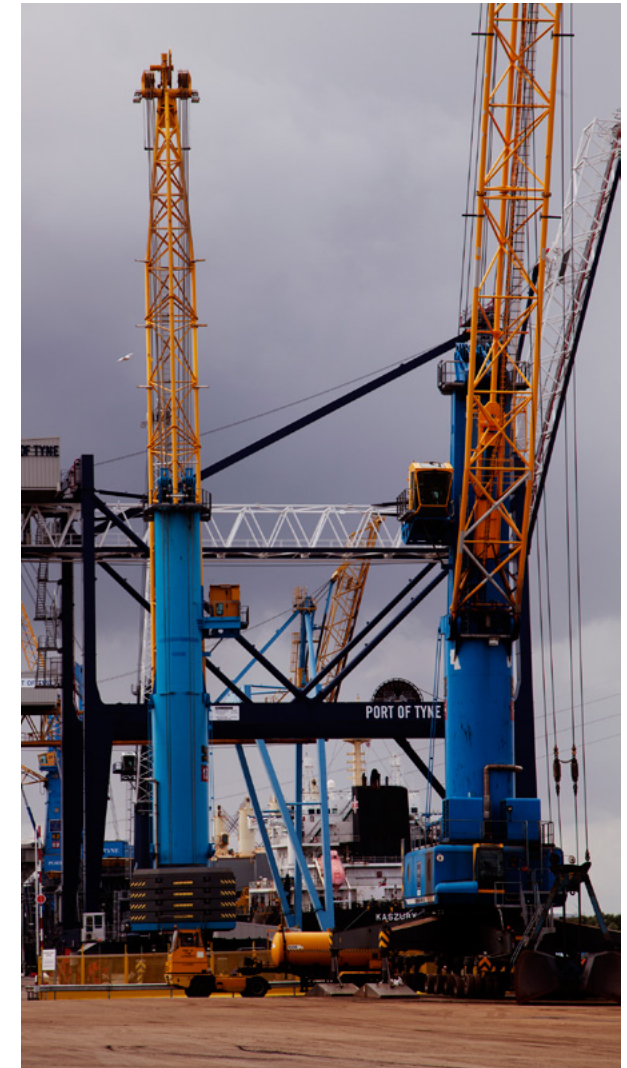
3 Rail Terminals: Bulk, Cars & General and Intermodal, enables a substantial amount of cargo to be handled, in addition to the cost and environmental savings in road miles.

Riverside Quay, Tyne Dock

- Length = 875m
- Beam = 35m
- Depth = 13m at Chart Datum
- 2 Liebherr Container Gantry Crane (up to 40 tonnes - spreader, 44.2 tonnes - hook)
- 1 Liebherr LHM 550 Mobile Harbour Crane (140 tonnes at 15m radius)
- 4 Liebherr LHM 320 Mobile Harbour Cranes (all 100 tonnes at 17m radius)
- 2 Gottwald HSK6424 Rail Mounted Portal Harbour Cranes coupled with 2 rail mounted wifi controlled 120 tonnes receiving hoppers linked to 625m long, 18m high overhead conveyor system with automatic tripping unit serving 9 large storage bays in the main coal stocking ground
- 3 Terexl Gottwald Eco Hoppers - 105 tonne capacity

Logistics – Container Terminal, Warehousing and Distribution:

- A high security deepwater customs - approved Container Terminal is located 5km from the open sea;
- Regular services operate from the terminal including scheduled feeder services operated by Unifeeder, BG Freight Line and Seago Line connecting the Port of Tyne in South Shields to Felixstowe Grangemouth, Rotterdam, Copenhagen, Helsingborg, Bremerhaven and St Petersburg.
- Over 500,000 sq ft of high security, high tech, fully racked narrow aisle customs-approved warehousing capable of storing 53,000 racked pallet spaces and providing devanning, repacking, stock-control services via a computer controlled dispatch and handling system enabling full tracking and traceability of palletised stock using truck mounted radio data terminals



FURTHER INFORMATION

For further information and viewing arrangements please contact the joint agents:

Sanderson Weatherall and Naylor's conditions under which particulars are issued Messrs. Sanderson Weatherall and Naylor's and for the vendors or lessors of this property whose agents they are, give notice that:
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) No person in the employment of Messrs. Sanderson Weatherall and Naylor's has authority to make or give any representation or warranty whatever in relation to this property.
(iv) All rentals and prices are quoted exclusive of VAT unless otherwise stated. May 2016



RICHARD SCOTT
richard.scott@sw.co.uk



KEITH STEWART
KeithStewart@naylors.co.uk