

UK

UK LAND ESTATES



Tyne Tunnel Estate
North Shields
NE29 7UT

Tyne Tunnel Estate

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 business locations within Tyne and Wear and comprises over 2 million sq ft of commercial property. It boasts national occupiers as well as local businesses and offers a range of property from small workshops to large scale manufacturing and distribution warehouses.

Tyne Tunnel Estate is a thriving business community offering ideally located commercial space to meet your organisation's needs.

An Unbeatable Business Location

Tyne Tunnel Estate is strategically located adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network to the north, south, east and west.

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.

Newcastle International Airport offers regular flights to destinations across the UK and Europe as well as air freight facilities, while the nearby Ports of Tyne and Sunderland provide access to Scandinavia and Europe.

Tyne Tunnel Estate is exceptionally well served by public transport. The Route 19 bus service provides access from surrounding residential areas as well as linking to other modes of transport including metro stations at Northumberland Park, Percy Main and North Shields Town Centre as well as North Shields ferry. The service also visits retail and leisure outlets including Silverlink Retail Park and Royal Quays Leisure Park and Factory Outlet.



Be at the Heart of the Industry

Tyne Tunnel Estate offers an array of commercial space to accommodate a range of business needs enabling your company to establish itself and grow in a single location.





Assisting small to medium sized companies

Tyne Tunnel Estate offers a range of small to medium-sized workshop and storage units available on flexible terms at competitive rents.

Space to grow

Tyne Tunnel Estate offers commercial space ideal for companies requiring larger manufacturing or distribution premises ranging from 10,000 sq ft up to over 100,000 sq ft subject to availability.

Facilitating large scale manufacturing and distribution: Intersect 19

Intersect 19 is a new development of high bay manufacturing and distribution units designed to maximise the efficient use of space for occupiers. Planning consent is in place for 3 further units of up to 88,000 sq ft and opportunities are available for bespoke development according to occupiers' specific requirements.

Promoting trade: Tyne Tunnel Trade Park

Designed to facilitate production and trade, Tyne tunnel Trade Park offers a range of attractive trade counter units in a prime business location. Tyne Tunnel Estate has become a focal point for a host of household name suppliers to the trade with occupiers including Screwfix and Plumb Center.

Fact sheets are available for individual properties which provide current availability and rentals. Please contact the agents for further information.

Travel Distances

Distance	Destination
2 miles	Port of Tyne
7 miles	Newcastle
17 miles	Newcastle International Airport
98 miles	Leeds
127 miles	Edinburgh
163 miles	Glasgow
283 miles	London

Relocation Support

North Tyneside Council and Tyne and Wear Development Company may be able to help you identify and secure financial incentives to assist you in your relocation.

Please contact the agents for further information.



Tyne Tunnel Estate Plan



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Unit B9

To Let – Units planned for refurbishment

B Units, Tyne Tunnel Trading Estate, North Shields, NE29 7XJ

- Warehouse/Industrial Units
- Units of circa 1,017 m² (10,947sq ft) to 1,092 m² (11,758 sq ft)
- Established Industrial Location in Close Proximity to the A19
- Excellent Transport Links
- Rentals from £50,140 per annum

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Location

The Tyne Tunnel Estate is strategically located near the intersection of the A19 Tyne Tunnel Road and the A1058 Coast Road. The estate lies to the South of the Silverlink retail and business park which is one of the main commercial schemes within North Tyneside.

Description

About to undergo refurbishment, the 'B' units are detached warehouses of steel portal frame construction with external brick cavity walls to a dado level above which is covered Georgian wired glass to roof height. The units have insulated pitched roofs incorporating translucent rooflights. The warehouse areas have a minimum internal height of 4.2m and concrete floors throughout.

The units benefit from ground floor reception, office space and ladies and gents WC facilities. Vehicular access is gained via loading doors providing a minimum access height of 4.4m. Car parking is provided to the front of the unit and in common estate car parks.

Services

The 'B' units benefit from all mains services including a three phase electricity supply.

Accommodation

The units have been measured in accordance with the RICS Code of Measuring Practice and the floor areas are presented as follows:

Unit B9	1,090 m ²	(11,736 sq ft)
Unit B10	1,089 m ²	(11,721 sq ft)

Particulars: September 2013

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

Rentals

B9	£50,140 per annum exclusive
B10	£53,100 per annum exclusive

Rating

From our enquiries to the VOA website we understand that the units have the following rateable values:-

	Rateable Value	Rates Payable
B9	TBC	TBC
B10	£35,500	£16,259

The Uniform Business Rate for the current financial year 2013/14 is 47.1 p.

Energy Performance

The units have the following Energy Performance Asset Ratings. Further energy performance information is available on request.

Unit B9 – C (60)
Unit B10 – E (120)

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.

Important Notice

- 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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