

EXTENSIVE INDUSTRIAL SITE FOR SALE

33 acres (13.35ha) of Industrial Land
available for development after remediation



A unique opportunity to acquire a site of this size,
conveniently situated adjacent to the Tyne Tunnel

Ellison Street, Jarrow, Tyne & Wear NE32 3DJ

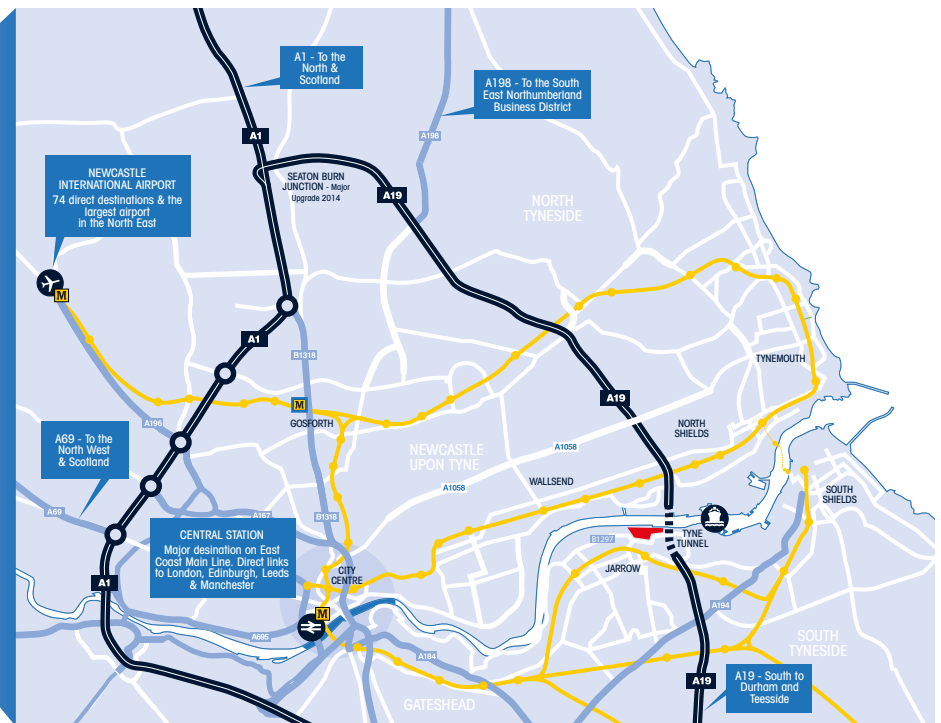


Location

The property is situated on Ellison Place, (B1297) between the town centre of Jarrow to the south and the banks of the River Tyne to the north. The Tyne Tunnel A19 Trunk Road, about 1.5 miles to the east, provides excellent access to the main road infrastructure of the Tyne & Wear conurbation, leading to the national road network of the A1 trunk road approximately 19.3 miles to the north and about 10.6 miles to the south. The City of Edinburgh, Scotland is 124.4 miles to the north, while the City of London is 283 miles to the south.

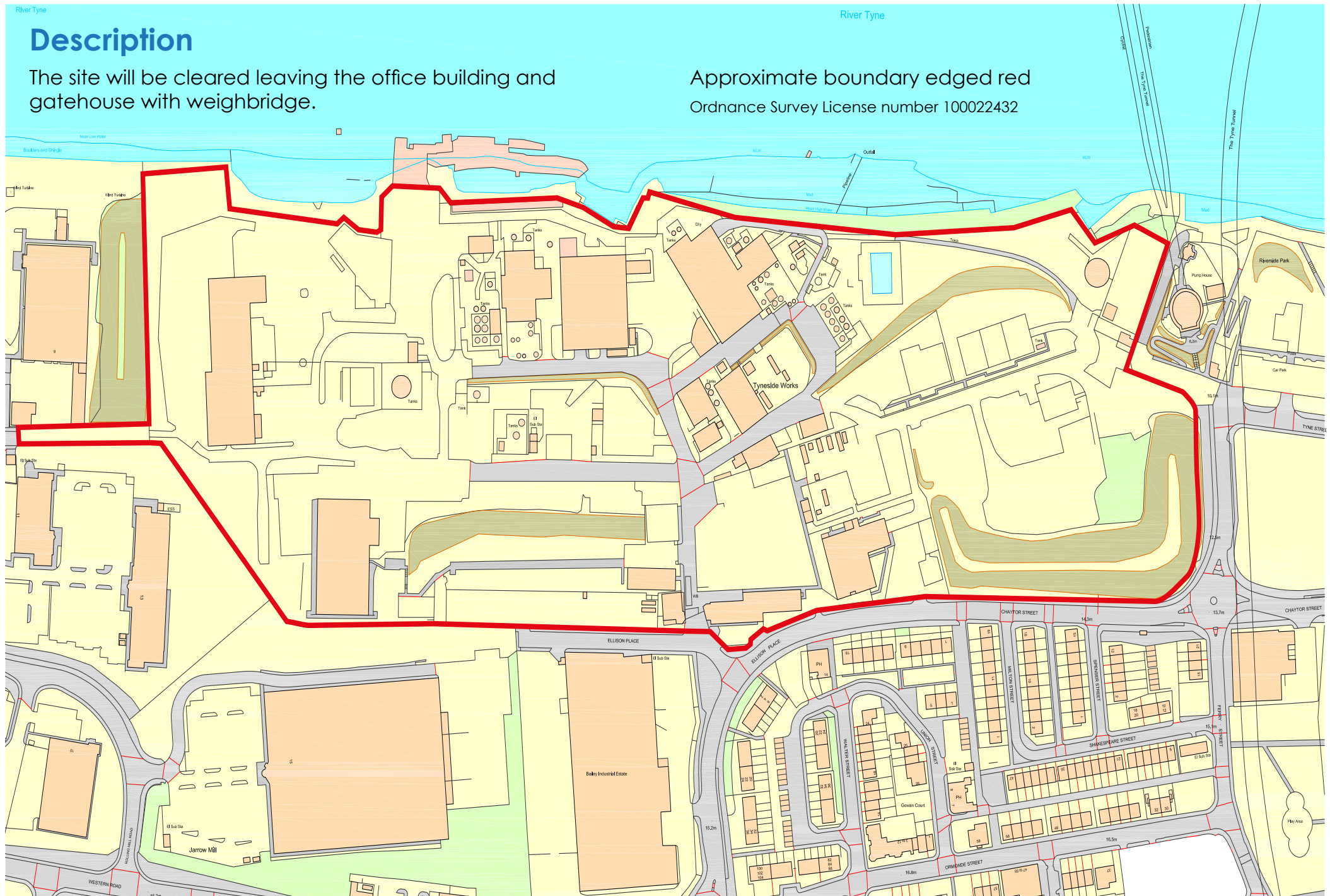
The North East regional cities are Sunderland, some 10.4 miles to the south, and Newcastle upon Tyne, about 7.2 miles to the west, from where there are good national rail connections. Newcastle International Airport is located about 14 miles to the north west of the site.

The Port of Tyne, voted the best UK port in 2014, is located about 2.5 miles to the west and provides access to Scandinavia, Eastern Europe via the Baltic ports and Russia, to Europe and global trade routes.



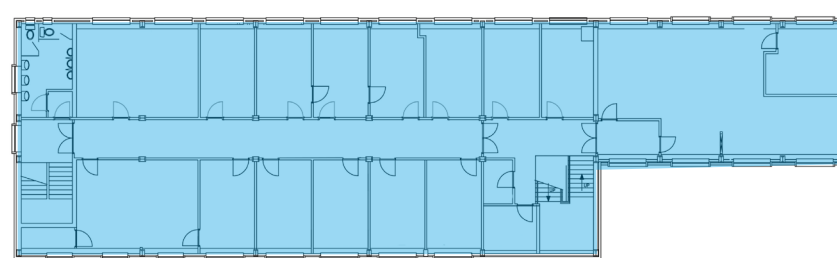
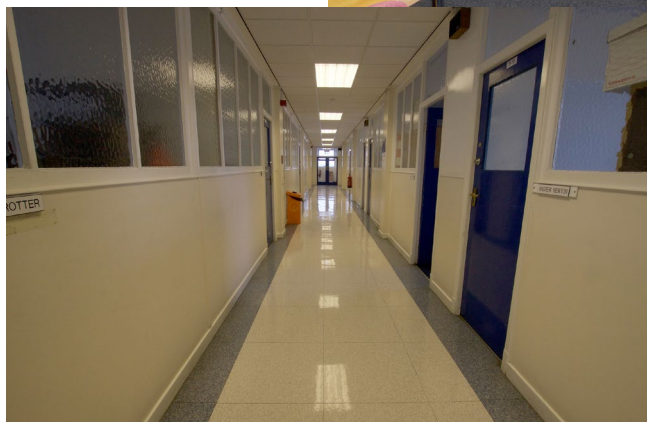
The site will be cleared leaving the office building and gatehouse with weighbridge.

Approximate boundary edged red
Ordnance Survey License number 100022432

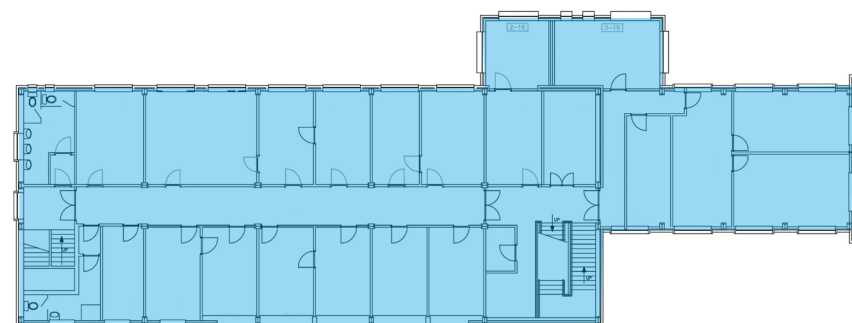


Offices

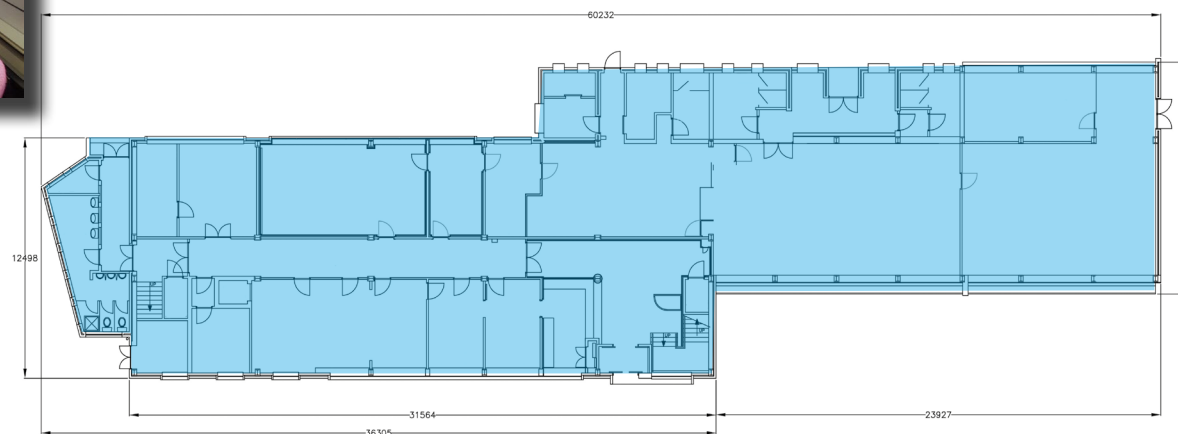
Approximately 1,140 square metres (12,275 square feet) over three storeys, including reception, cellular offices, canteen and stores buildings.



3rd Level



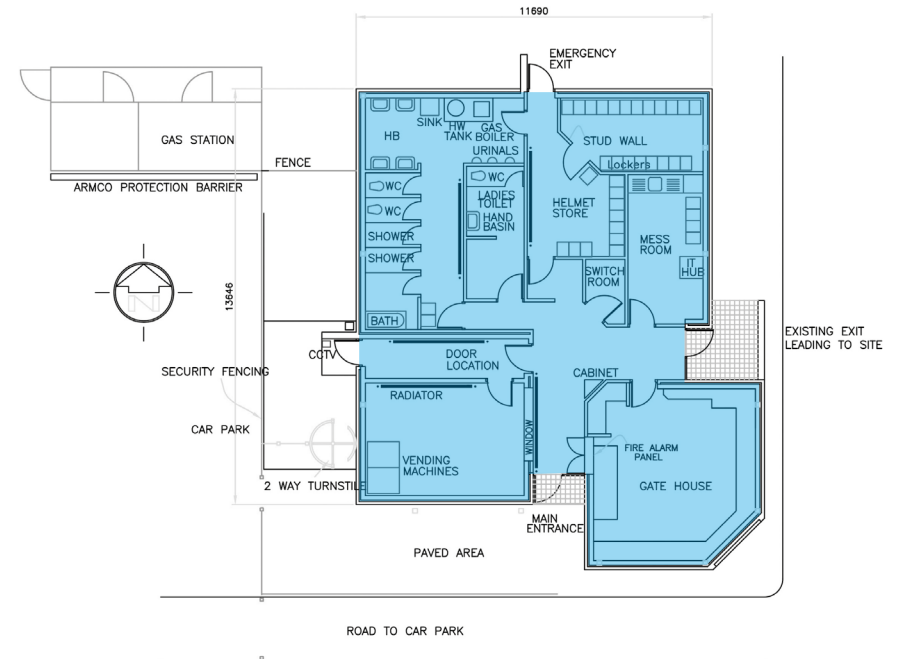
2nd Level



Ground Level

Gatehouse

Single storey of approximately 192.48 square metres (2,072 square feet).



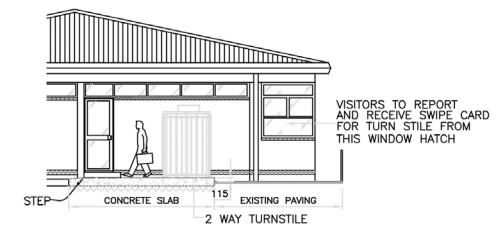
Existing Plan



Ellison Street, Jarrow, Tyne & Wear NE32 3DJ



South Elevation



West Elevation

Specification

Energy Performance Certificates

The property has been assessed as follows:

Offices 105 (Band E)

Gatehouse 80 (Band D)

Site Services and Utilities

Information will be provided after completion of the site clearance and remediation plan.

Tenure

The freehold interest is offered for sale subject to a restrictive covenant not to use for residential purposes.

Town Planning

Remediation will be carried out to permit industrial use of the site, subject to planning approval.

No housing development will be permitted on the site.

Business Rates

The rateable value will need to be reassessed on completion of remediation and demolition.

Viewing

Strictly by appointment with sole letting agent JK Property Consultants LLP.

VAT

It is understood that the property is elected for VAT.





Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JK Property Consultants 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 JK Property Consultants 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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Further Information

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