

To let

Unit 5
West Chirton North
Industrial Estate
North Shields
NE28 8SE



- **PRELIMINARY DETAILS**
- Modern Industrial Warehouse Unit
- 1,517 sq m (16,332 sq ft)
- Established Industrial Estate
- Convenient for A19 / A1058
- Integral Offices
- Expansion Land to the Rear
- **SAT NAV NE28 8SE**

Location

The property is located on Elm Road on the West Chirton North Industrial Estate which lies approximately ½ mile from the A1058 Coast Road and approximately 1 mile from the A19 Tyne Tunnel / Silverlink junction.

West Chirton North Industrial Estate is situated approximately 5 miles north east of Newcastle City Centre and is accessed via Middle Engine Lane.

Description

The premises comprise a single storey single steel portal frame unit with brick and blockwork walls surmounted by profile steel cladding. The unit also benefits from pitched profile metal roof incorporating translucent panels and has a minimum internal eaves height of 4.5 metres.

The unit is fully fitted out with lighting installed and gas blow heaters.

Externally access is provided via one loading door. Adequate on site car parking is also provided. Unit 5 benefits from a secure yard compound and has its own dedicated electricity substation.

Accommodation

The accommodation briefly comprises of the following approximate areas:

Unit 5 1,517 sq ft (16,332 sq ft)

Lease Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £65,000 per annum.

Rateable Value

We recommend that all interested parties should make their own enquiries regarding the rateable values applicable to this property.

EPC

The property has an Energy Performance Rating D(94).

Legal Costs

Each party to be responsible for their own reasonable legal costs.

VAT

All rents and figures quoted above are exclusive of VAT where chargeable.

For further information please contact:

Danny Cramman

0191 269 0068

danny.cramman@gva.co.uk

Property ref

gva.co.uk/12224



GVA

Central Square, Forth Street, Newcastle upon Tyne, NE1 3PJ

GVA is the trading name of GVA Grimley Limited an Apleona company.

©2017 GVA

5 September 2017

File number: 158702844

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

(3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

(4) All prices quoted are exclusive of VAT.

(5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.