



# TO LET

## Modern Industrial Unit

Unit 5, West Chirton North Industrial Estate, North Shields NE29 8SE

  
**Naylors**  
Commercial Property People

[naylors.co.uk](https://naylors.co.uk)

- Modern Industrial Warehouse Unit
- 1,517 sq mt<sup>2</sup> (16,332 sq ft<sup>2</sup>)
- Established Industrial Estate
- Convenient for A19/A1058
- Integral Offices
- Expansion Land to the Rear
- SAT NAV NE29 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 Schedule

	Sq mt <sup>2</sup>	Sq ft <sup>2</sup>
Unit 5	1,517	16,332

## Lease

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 £64,750 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 building has an EPC rating D(94). A copy of the EPC is available on request.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which is applicable.

## Further Information

For general enquiries and viewing arrangements please contact Keith Stewart on 0191 2327030 or email:

[keithstewart@naylor.co.uk](mailto:keithstewart@naylor.co.uk)

NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- These 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 any offer or contract.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person, either principal or employee, at NAYLORS CHARTERED SURVEYORS has any authority to make or give any representation or warranty in relation to this property.
- Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.





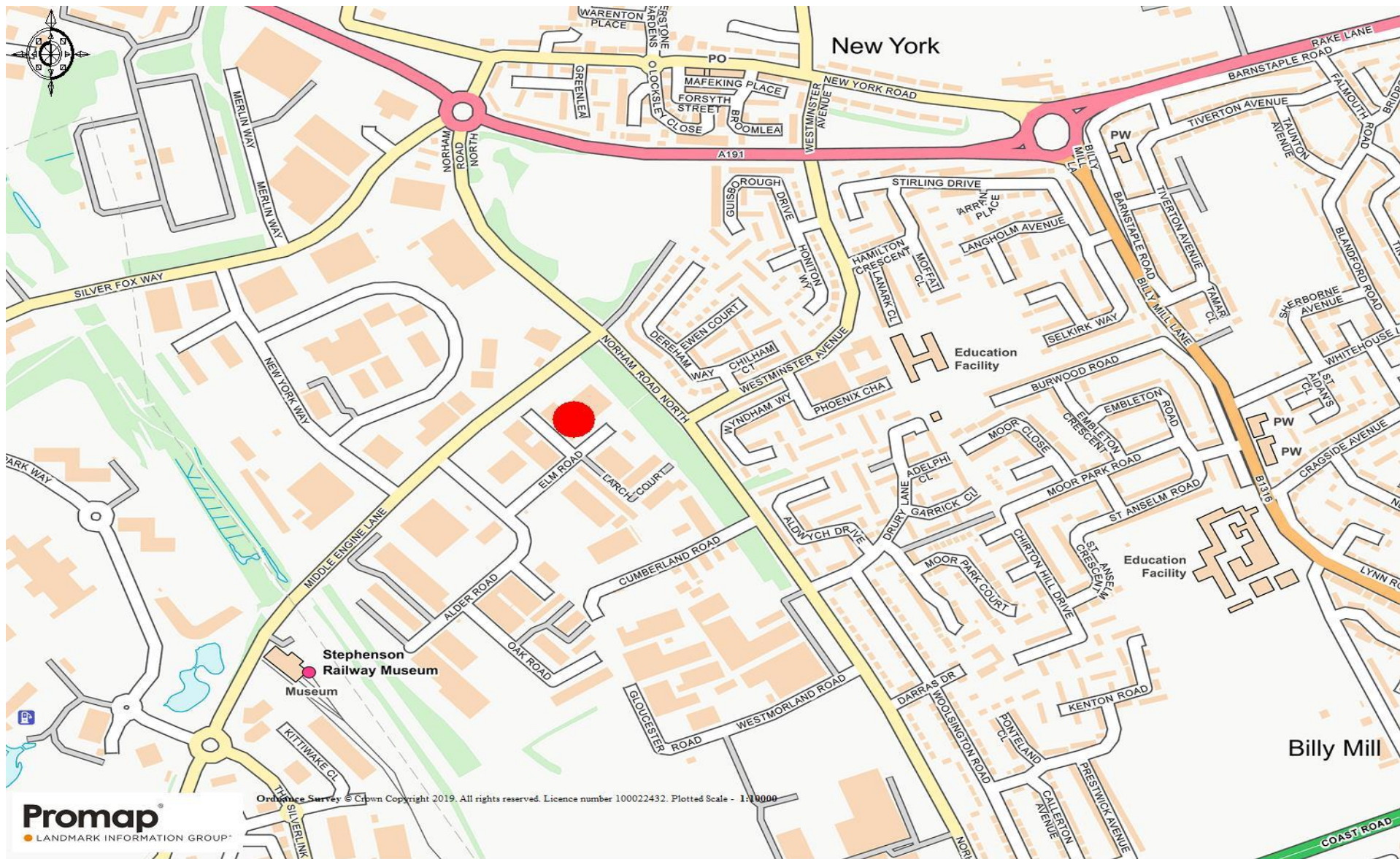


NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- (i) These 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 any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS CHARTERED SURVEYORS has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.







NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- (i) These 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 any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS CHARTERED SURVEYORS has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

