

 NE29 7TY

INDUSTRIAL

Unit 3D/E, West Chirton (South) Industrial Estate, NORTH SHIELDS


NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



- MAINS ELECTRIC, GAS & WATER
- OFFICES TO THE FRONT
- WC FACILITIES
- LOADING DOOR 4.05 m wide x 4.7 m high
- EAVES HEIGHT 4.5 m



 INDUSTRIAL

TO LET

SIZES FROM

28,503 sq ft

2,648 sq m

Over 200 locations throughout the Midlands and the North

**WHITTLE
JONES**
CHARTERED SURVEYORS
0191 221 1999
www.whittlejones.com

INDUSTRIAL

Unit 3D/E, West Chirton (South) Industrial Estate, NORTH SHIELDS

Location

West Chirton (South) Industrial Estate is accessed from A1058 Newcastle to Tynemouth Coast Road and Norham Road is located approximately 1 mile from the A19 providing excellent access to the regions road network. Nearby amenities include Tesco Extra and Silverlink Retail Park.



Description

Single storey terraced warehouse unit of 28,503 sq ft with offices to the front.

Lease Terms

- 3 year lease contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954
- Only 3 months notice to vacate
- Rent payable quarterly in advance
- Rent deposit required
- Tenant responsible for all repairs and decoration
- Landlord insures the building and recovers the premium from the tenant
- Tenant responsible for payment of rates and utility charges

Rent/Service Charge

Rent and Service Charge details on application.

Rates

The property has a rateable value of £31,250 (2010 listing). For confirmation of the actual rates payable please contact the local council.

Financial Assistance

Enquiries in the first instance should be directed to the local council's Economic Development Department who should be able to advise of the availability of any grant funding.

Viewing

Please contact Whittle Jones North East to arrange an appointment.

Energy Performance Certificates

Energy Performance Certificates available from Landlord.

INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

February 2012.

Whittle Jones - North East

9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear - NE28 9ND
t +44 (0)191 221 1999 f +44 (0)191 221 1888