

# Property Particulars

**WHITTLE  
JONES**

**0191 221 1999**

**Flexible workspace solutions**

**Aidan Court, Bede Industrial Estate, JARROW**

## Factory To Let

**358.5 sq m (3,859 sq ft)**

### Location:

Bede Industrial Estate is situated on the A185 Jarrow to South Shields road and is only 1/2 mile from the A19 and Tyne Tunnel. Aidan Court is situated at the western end of the Estate. The Port of Tyne and Bede Metro station are located nearby.

### Description:

Modern, semi-detached industrial unit of steel portal frame construction with pitched, profiled sheet roof incorporating roof lights. The elevations are of brick/blockwork and profiled cladding.

The unit has an entrance lobby, ground floor office, kitchen and WC facilities and mezzanine storage (58.8 sq m).



**Unit 54A**

### Specification:

- ◆ Reinforced Concrete floors
- ◆ Mains electric, gas and water supply
- ◆ Telephone duct
- ◆ Male, Female & Disabled WC Facilities
- ◆ Electrically operated loading door
- ◆ Gas fired warm air heaters to production area and radiators to office area
- ◆ Minimum eaves height 4.5m
- ◆ Parking/loading area

### Lease Terms:

- ◆ New Tenant's full repairing lease. Term length negotiable
- ◆ Rent Review every 3 years
- ◆ Rent payable quarterly in advance
- ◆ Landlord insures the building and recovers the premium from the Tenant
- ◆ Tenant responsible for all repairs and decoration
- ◆ Tenant responsible for all legal costs

### Rates:

For information on Rateable Value or rates payable please contact South Tyneside Council on 0191 427 9999

**Viewing: Please contact us for an appointment**

Updated 04/04

#### Misrepresentation Clause

Whittle Jones Group Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:  
a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. b) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other 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 representation of fact but must satisfy themselves by inspection or otherwise to the correctness of each of them. c) No person in the employment of Whittle Jones Group Limited has any authority to make or give representation or warranty whatsoever in relation to this property. d) Rent, prices, premiums and service charges quoted are exclusive of VAT (which may be chargeable).

Whittle Jones Group Ltd are a subsidiary company of the owners Northern Trust Company Ltd