



# INDUSTRIAL

Bede Trade Park, Bede Industrial Estate, JARROW



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- NEW HIGH QUALITY TRADE COUNTER DEVELOPMENT
- ESTABLISHED TRADING LOCATION
- EXCELLENT LINKS TO THE A19/TYNE TUNNEL
- EXCELLENT LOADING FACILITIES
- GLAZED ENTRANCES
- FULLY FENCED SITE
- GENEROUS PARKING



## INDUSTRIAL

### TO LET

SIZES FROM

**1,098 - 3,344 sq ft**

101 - 311 sq m

Over 200 locations throughout the Midlands and the North

**WHITTLE JONES**  
 CHARTERED SURVEYORS  
**0191 221 1999**  
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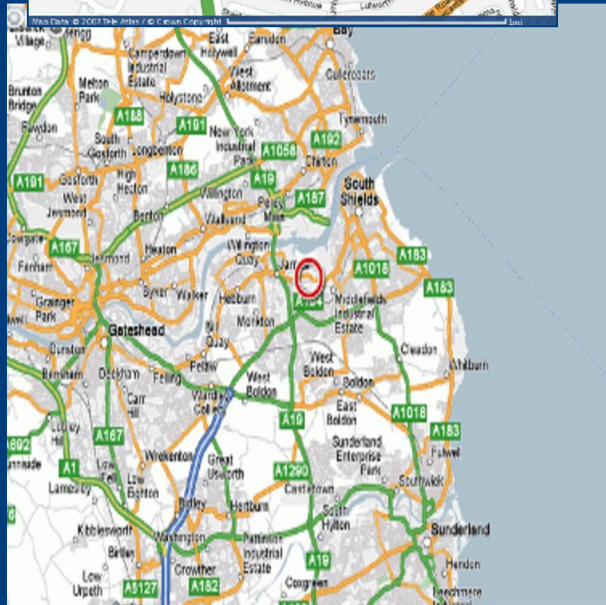
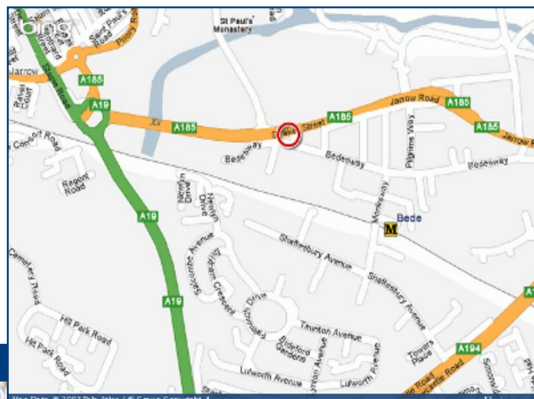
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## Location

Bede Trade Park occupies a strategic location fronting the A185 Jarrow to South Shields Road and in close proximity to the A19/Tyne Tunnel entrance. The development forms part of the substantial and well established Bede Industrial Estate. Bede Metro Station and the Port of Tyne are in close proximity.



## Description

Bede Trade Park comprises a high quality Trade counter development of 6 individual units ranging in size from 1,090 to 3,344 sq ft, set within a landscaped environment.

## Lease Terms

- Internal Repairing and Insuring lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the tenant
- Tenant responsible for all internal repairs and decoration
- Rent payable quarterly in advance

## Rent/Estate Service Rent

Rent and Estate Service Rent details on application.

## Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

## 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 or Knight Frank to arrange an appointment.

## Energy Performance Certificates

Energy Performance Certificates are available from the Landlord.

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