



TO LET

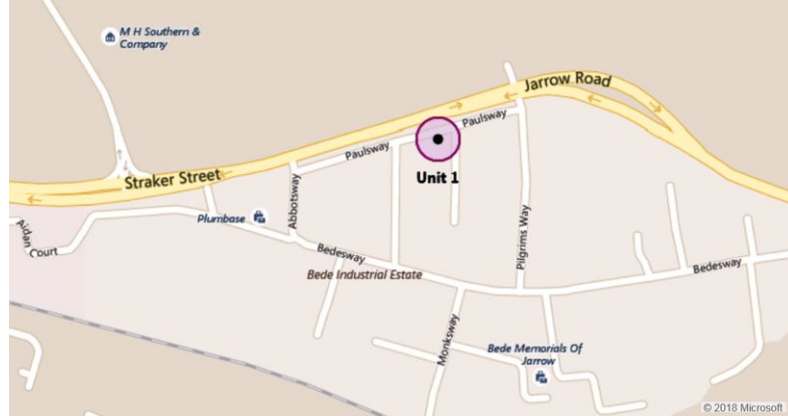
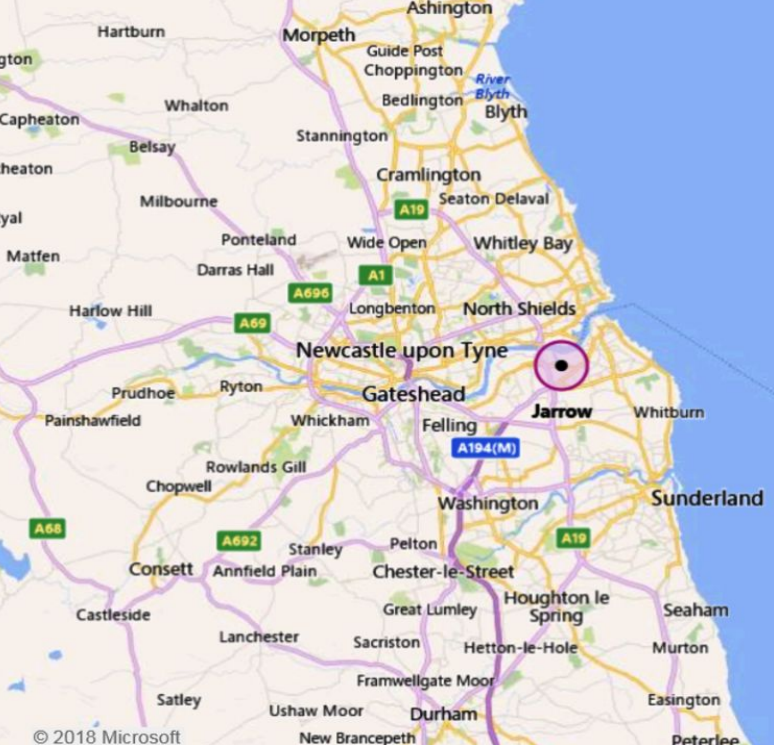
14 PAULSWAY

**BEDE INDUSTRIAL ESTATE, JARROW, TYNE & WEAR
NE32 3HD**



- Good access to A19/Tyne Tunnel
- Opposite Port of Tyne
- Dual loading bays
- External yard space
- Short term lease available

WAREHOUSE
35,418 sq ft (3,290 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
Port of Tyne	0.9	5	Car
A19 Tyne Tunnel	0.9	3	Car
A19 Nissan	5.1	12	Car
A1(M) Washington	7.0	10	Car

Source: theAA.com

14 PAULSWAY

BEDE INDUSTRIAL ESTATE, JARROW, TYNE & WEAR



LOCATION

The property is located on Pauls Way within the well established Bede Industrial Estate and is opposite the Port of Tyne. The estate is accessed from the A185 and is less than a mile from the Tyne Tunnel. The A19 and A194 linking to the A1 are only minutes away.

DESCRIPTION

The property comprises a single storey industrial warehouse of steel frame construction with brickwork/metal clad elevations and a flat felted roof. The property benefits from two storey office/ancillary accommodation to the front of the unit (first floor currently let), two loading doors and yard space to the rear.

SPECIFICATION

- Mains electric, gas and water
- WC facilities
- Internal height to eaves 4.5m
- Internal height to suspended ceiling 4.0m
- Open plan warehouse with ancillary offices
- Two loading doors
- External yard space

EPC

The property has an Energy Performance rating of C(67). A copy of the certificate is available on request.

TERMS

Short term lease or licence available, contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) 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, dimensions, 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 or their joint agents (if applicable) 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. October 2018. Designed and produced by Creativeworld Tel: 01282 858200.

Properties available in over 200 locations throughout England & Scotland