



TO LET

UNIT 3B, PLYMOUTH ROAD WEST CHIRTON (SOUTH) INDUSTRIAL ESTATE

NORTH SHIELDS, TYNE & WEAR NE29 7TY

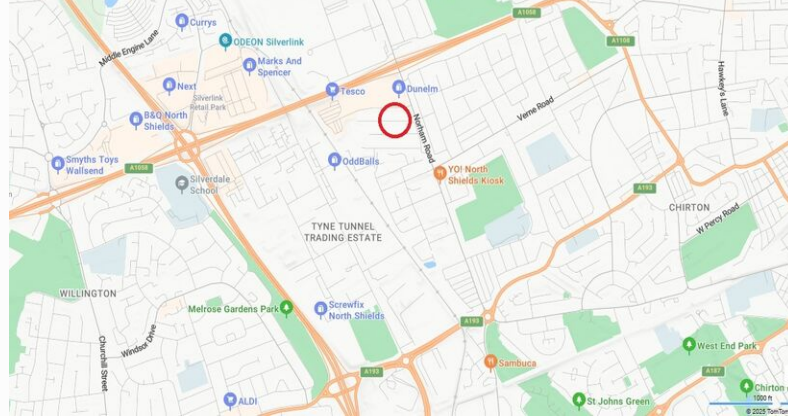
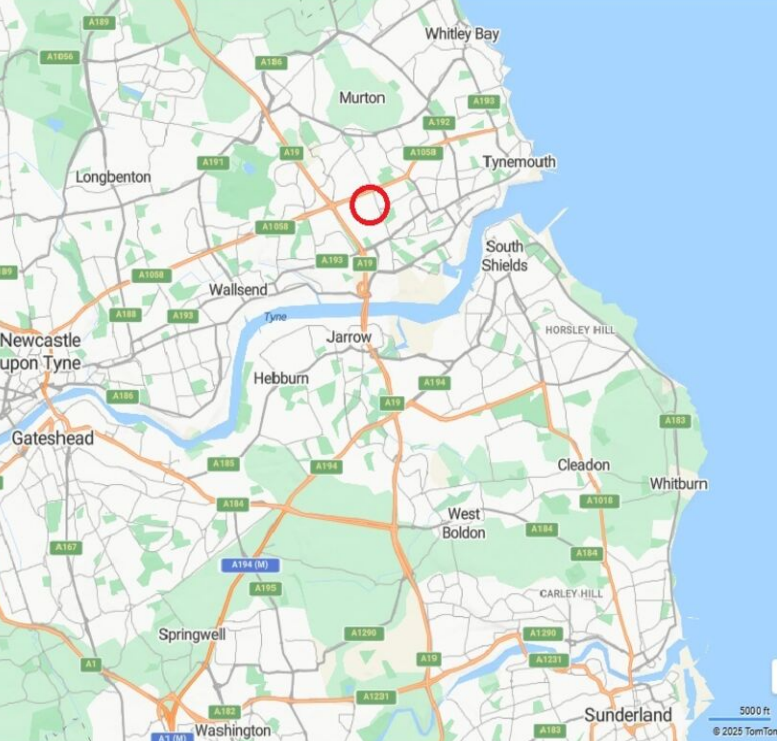


- Good access to A19 Tyne Tunnel
- min. 500 KVA power supply
- 3.2 tonne crane to one bay of unit
- New composite roof (proposed)
- Minimum eaves height 4.55m
- Yard space available by separate negotiation
- Adjacent Tesco Extra superstore & Retail Park



NORTHERN TRUST
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INDUSTRIAL UNIT
21,075 sq ft (1,958 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
A1058 Coast Road	0.2	2	Car
A19 Tyne Tunnel	1.1	4	Car
Newcastle City Centre	6.7	12	Car
Percy Main Metro	0.8	15	Walk

Source: theAA.com

UNIT 3B, PLYMOUTH ROAD

WEST CHIRTON (SOUTH) INDUSTRIAL ESTATE, NORTH SHIELDS, TYNE & WEAR



LOCATION

West Chirton (South) Industrial Estate is accessed from Norham Road off the A1058 Newcastle to Tynemouth Coast Road and the estate is located approximately 1 mile from the A19 providing good access to the region's road network.

DESCRIPTION

The unit is mid-terraced, brick constructed with an eaves height of 4.55m. A replacement Kingspan panel insulated roof is proposed plus refurbishment works. Unit 3B has a 3.2 tonne crane installed in one of the 4 sections of the factory area. There is an on-site electrical sub-station rated 1600 KVA from which a minimum 500 KVA is available for Unit 3B. Factory/Warehouse area 19928 sqft (1851 sqm) plus offices/WCs 1147 sqft (107 sqm)

SPECIFICATION

- Mains electric and water
- 2no loading doors (powered)
- Minimum eaves height 4.55m
- Min. 500 KVA power supply
- 3.2 tonne crane (to one bay)

EPC

The unit has an Energy Performance rating to be confirmed. Certificate available upon request.

LEASE TERMS

- Tenant full repairing 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 repairs and decoration (subject to Schedule of Condition)
- Rent payable quarterly in advance
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges
- Yard space up to 1.30 acres (0.53 ha) available by separate negotiation

VIEWING / FURTHER INFO

Please contact Barry Nelson at Northern Trust or Simon Hill at HTA Real Estate for further information or to arrange a viewing.



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

northeast@northerntrust.co.uk

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