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# TO LET

## UNIT 3B, PLYMOUTH ROAD

### WEST CHIRTON (SOUTH) INDUSTRIAL ESTATE

NORTH SHIELDS, TYNE & WEAR NE29 7TY

## INDUSTRIAL UNIT

21,075 sq ft (1,958 sq m)

### KEY FEATURES

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



## CONTACT US:

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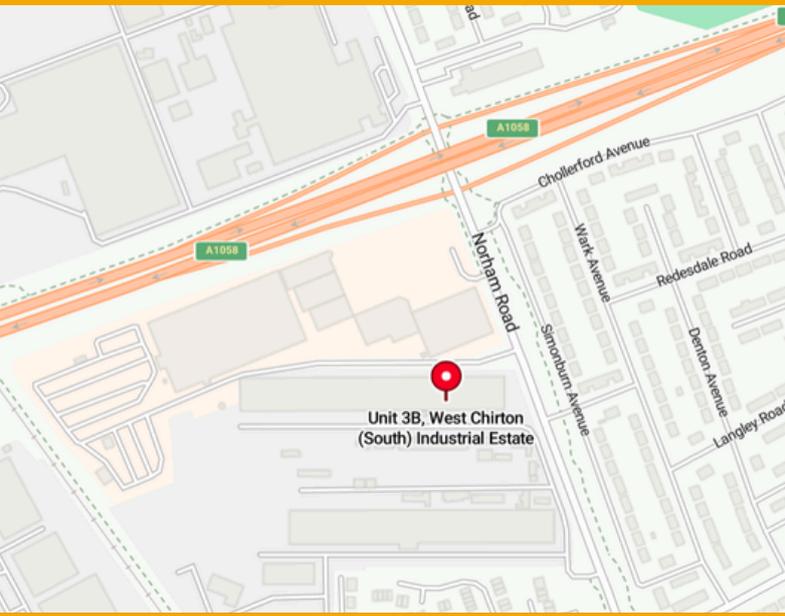
 [www.ntproperties.co.uk](http://www.ntproperties.co.uk)

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# UNIT 3B, PLYMOUTH ROAD

## WEST CHIRTON (SOUTH) INDUSTRIAL ESTATE

### NORTH SHIELDS, TYNE & WEAR NE29 7TY



#### LOCATION

West Chirton (South) Industrial Estate is accessed from Norham Road off the A1058 Newcastle to Tynemouth Coast Road.

The estate is located approximately 1 mile from the A19 providing good access to the region's road network. Located near to the Coast Road Retail Park and adjacent to Tesco Extra, the estate is close to amenities.

#### REFURBISHED INDUSTRIAL UNIT

##### 21,075 sq ft (1,958 sq m)

#### DESCRIPTION

The unit is mid-terraced, brick constructed with an eaves height of 4.55m. A replacement Kingspan panel insulated roof has been installed and refurbishment works include office, WC, accessible WC and LED lighting. 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 19,928 sq ft (1,851 sq m) plus offices/WCs 1,147sq ft (107sq m)

#### SPECIFICATIONS

- Mains electric and water
- 2no loading doors (powered)
- 1no dock level loading door
- Minimum eaves height 4.55m
- Min. 500 KVA power supply
- 3.2 tonne crane (to one bay)

#### EPC

EPC Rating is B (47). Certificate available on request.



#### 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
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges



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