



TO LET

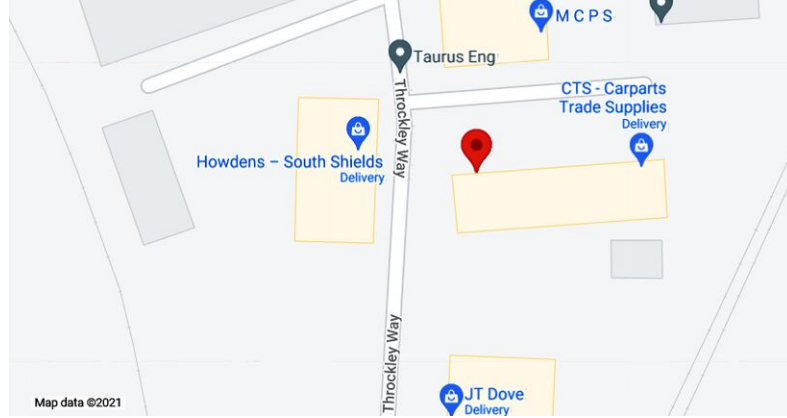
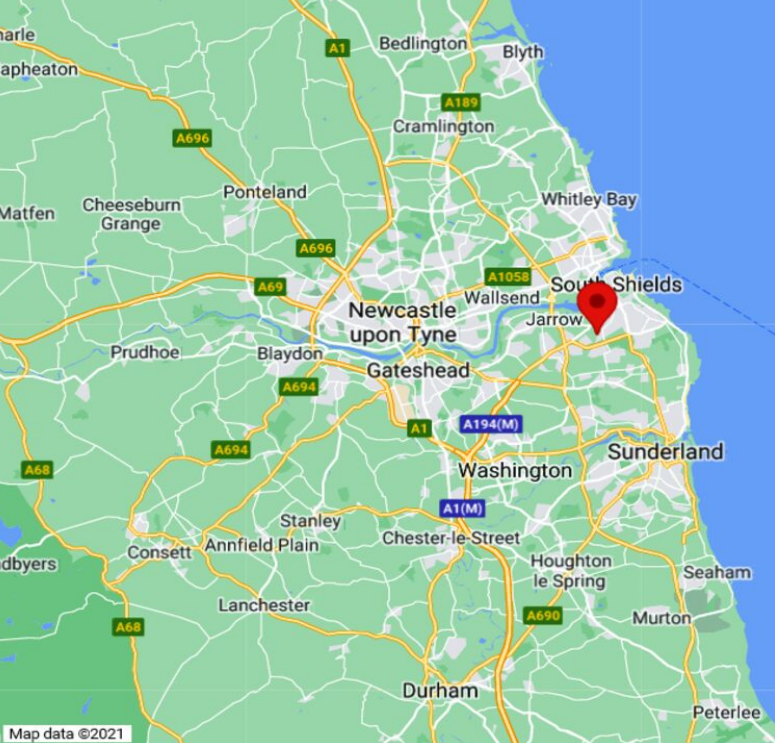
**BLOCK 3
MIDDLEFIELDS INDUSTRIAL ESTATE**

SOUTH SHIELDS, TYNE & WEAR NE34 ONU



- Fenced compounds to front
- Good access to A19/Tyne Tunnel
- Close to Port of Tyne
- Flexible terms
- Walking distance from Tyne Dock Metro

WORKSHOP / INDUSTRIAL UNITS
2,644 - 2,776 sq ft (246 - 258 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
A194	0.5	2	Car
A19/Tyne Tunnel	1.9	5	Car
Port of Tyne	0.6	3	Car
Tyne Dock Metro	0.3	7	Walk

Source: theAA.com

BLOCK 3 MIDDLEFIELDS INDUSTRIAL ESTATE

SOUTH SHIELDS, TYNE & WEAR



LOCATION

Middlefields Industrial Estate, accessed via the A194 and B1302, is on the outskirts of South Shields town centre, near to the Port of Tyne. The estate has good access to the regions roads being within easy reach of the A19 and Tyne Tunnel. Tyne Dock Metro is also situated nearby.

DESCRIPTION

Block 3 comprises four terraced units of steel portal frame construction with brick/blockwork walls and steel cladding elevations. The roof is profile metal sheeting. The units have a reception/office, separate personnel door, loading door and benefit from palisade fenced compounds to the front.

SPECIFICATION

- Mains electric, gas and water
- Office
- WC facilities
- Loading door 3.6m high by 3.1m wide

EPC

The units within Block 3 have Energy Performance ratings of C(66) and C(67). Copies of individual certificates are available on request.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING

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

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