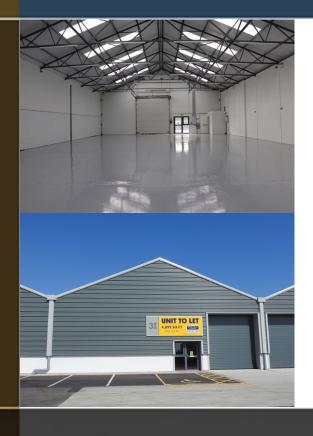


TO LET

UNITS 3F-I, PLYMOUTH ROAD WEST CHIRTON (SOUTH) INDUSTRIAL ESTATE

NORTH SHIELDS, TYNE & WEAR NE29 7TY



- Newly refurbished units
- Good access to A19 Tyne Tunnel
- Just off A1058 Coast Road
- New Kingspan composite roof
- Electrically operated loading doors
- Tenant controlled access gates
- Minimum eaves height 4.55m

REFURBISHED INDUSTRIAL UNITS 4,892 - 19,448 sq ft (454 - 1,806 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 | | | |

UNITS 3F - I, PLYMOUTH ROAD

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



LOCATION

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

Nearby amenities include Tesco Extra, Coast Road Retail Park, Silverlink Shopping Park, Royal Quays Shopping Outlet, North Shields Fish Quay and the Port of Tyne International Passenger Terminal.

DESCRIPTION

The units have undergone a major refurbishment scheme to include a new roof, electrically operated loading doors and glazed entrance doors. Unit 3I is fitted out with WCs, LED light fittings and a 3 phase electric supply. Units 3F-H are currently shell fitout.

SPECIFICATION

- · Mains electric and water
- · Loading doors 4.10m high by 3.90m wide
- · Minimum eaves height 4.55m

EPC

The units have an Energy Performance rating of B(30). Copies of individual certificates are available on 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
- · Rent payable quarterly in advance
- · Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

RENT / SERVICE CHARGE

Rent and service charge details on application.

VIEWING / FURTHER INFO

Please contact Whittle Jones or HTA Real Estate to arange 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 lessees 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 2019.