



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 arrange a viewing or for further information.



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

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