



TO LET

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

NORTH SHIELDS, TYNE & WEAR NE29 7TY

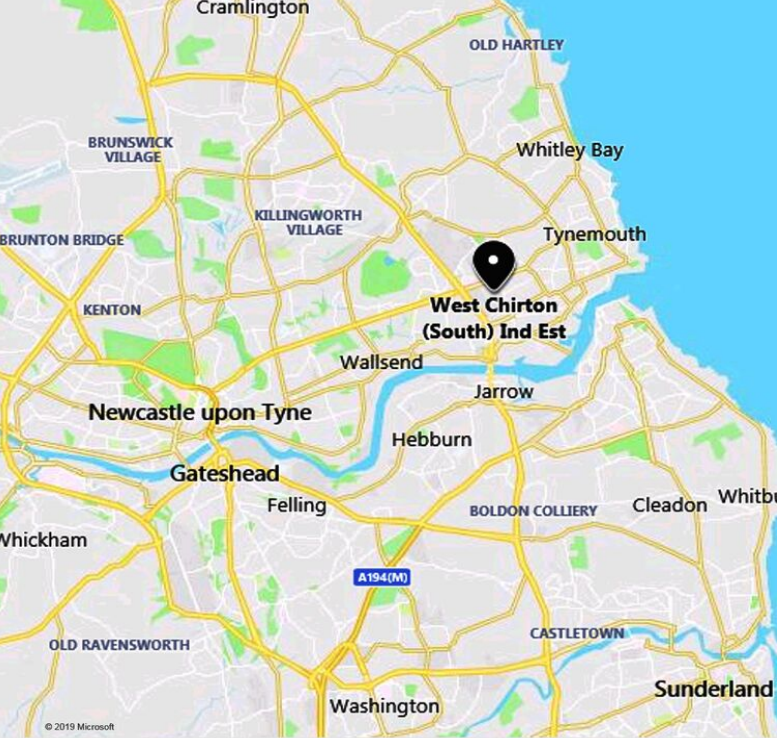


- Refurbished unit
- Good access to A19 Tyne Tunnel
- Just off A1058 Coast Road
- Kingspan composite roof
- Electrically operated loading door
- Tenant controlled access gates
- Minimum eaves height 4.55m



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INDUSTRIAL UNIT
4,793 sq ft (445 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 3H, 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 and the estate is located approximately 1 mile from the A19 providing good access to the region's road network.

DESCRIPTION

The unit has undergone a major refurbishment scheme to include a new roof, electrically operated loading door and glazed entrance door. Unit 3H is fitted out with WCs, LED light fittings and a 3 Phase electric supply. The unit benefits from a front office/showroom, 2 offices and a kitchenette.

SPECIFICATION

- Mains electric and water
- Loading door 4.10m high by 3.90m wide
- Minimum eaves height 4.55m
- Showroom/offices 126 sq m
- Kitchenette 13 sq m

EPC

The unit has an Energy Performance rating of B (30). The certificate is 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
- Rent payable quarterly in advance
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Northern Trust North East to arrange a viewing or for further information.



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