

UNIT 7B

WEST CHIRTON TRADING ESTATE, NORTH SHIELDS, NE29 8SD

MODERN WAREHOUSE/INDUSTRIAL/TRADE UNIT

96.15 SQ M (1,035 SQ FT)



INDUSTRIAL TO LET

Bradley Hall

DESCRIPTION

The property comprises a modern industrial unit with office space. The property benefits from WC facilities and kitchen facilities.

The property has external car parking, and the site also benefits from an installed, monitored 24-hour CCTV system.

KEY SPECIFICATION

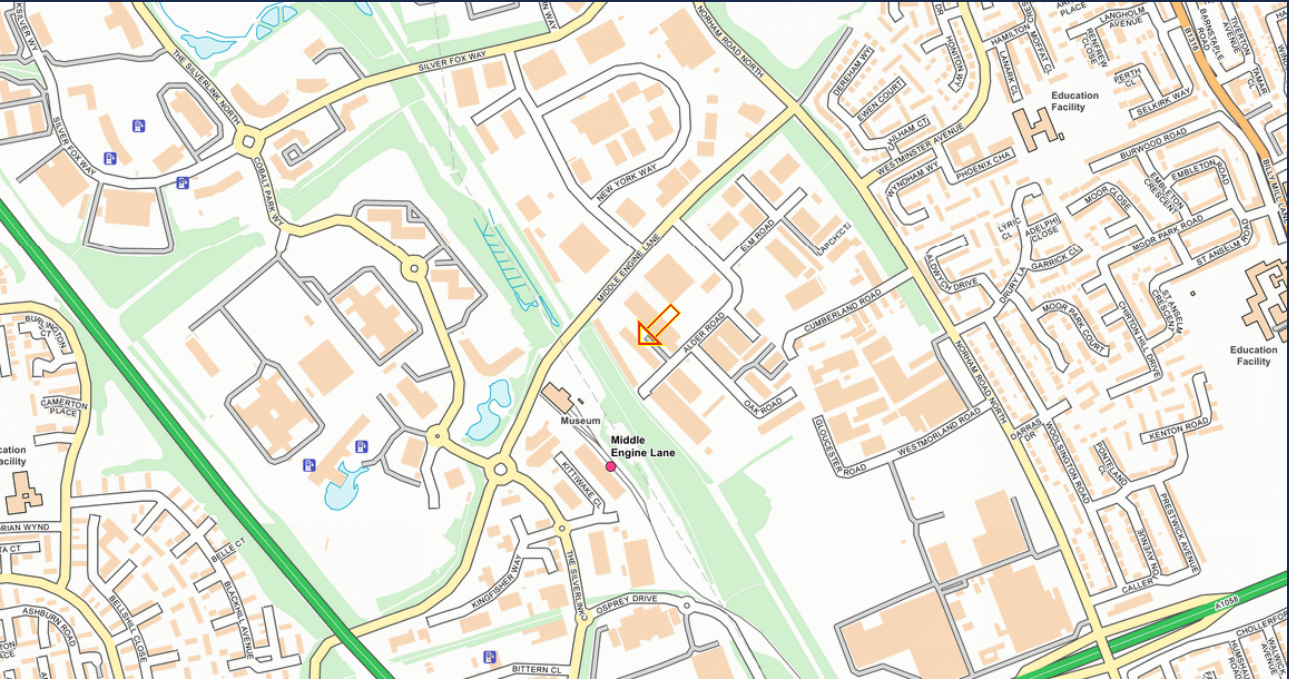
- Steel portal frame construction
- Electric roller shutter loading doors
- WC Facilities
- Allocated car parking
- Established Industrial Location
- Excellent access to A19/ A1058 and other nearby transport links
- Concrete floor throughout.
- Minimum Eaves - 4.4m
- Apex – 5.5m
- Electric security shutters

USE

The use classes fall into the categories of Warehouse (B8) and General Industries (B2)

EPC RATING

B (44)

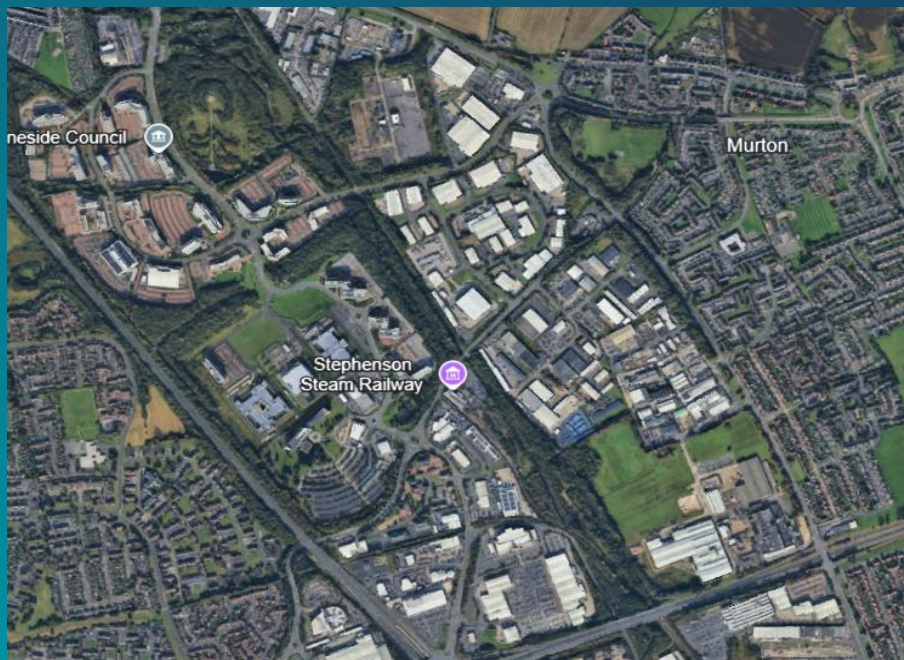


DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Unit 7B	96.15	1,035

LOCATION

The property is located within the West Chirton North Industrial Estate. The estate is approximately ½ mile from the A1058 Coast Road and approximately 1 mile from the A19 Tyne Tunnel/Silverlink junction. Newcastle City Centre is approximately 7 miles to the South West.

This is a very popular industrial location with excellent access to the regional road networks, public transport and amenities. The estate is in near proximity to the New York Industrial Estate where occupiers include Ramage Transport, Pipe Centre and Virgin Media, the Silverlink Retail Park and Cobalt Business Park, a £1.5m sq ft modern office development.



TERMS

The unit is available by way of new leases with terms to be agreed at £11,385+VAT per annum. Service charge and Building Insurance is payable with information available on request.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

RATING

The rateable value of the premises as of 1st April 2026 is £12,000 therefore the estimated rates payable are £5,988

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

CONTACT

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Bradley Hall



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. **2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them **3)** no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor **4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458 **5)** All details are provided Subject to Contract

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