

UNIT 23B

WEST CHIRTON TRADING ESTATE, NORTH SHIELDS, NE29 8SF

MODERN WAREHOUSE/INDUSTRIAL/TRADE UNIT

71.44 SQ M (769 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. The property has 3 phase electric

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.
- Electric security shutters
- 3 Phase

USE

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

EPC RATING

D (100)



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Unit 23B	71.44	769

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 £8,751 plus 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 is £13,000 meaning the estimated rates payable is £6,487

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

CONTACT

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Bradley Hall



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