UNIT 8C

WEST CHIRTON TRADING ESTATE, NORTH SHIELDS, NE29 8SD

MODERN WAREHOUSE/INDUSTRIAL/TRADE UNIT

250.55 SQ M (2,697 SQ FT)



TO LET

Bradley Hall

DESCRIPTION

The property comprises a modern industrial unit incorporating high quality office space. The premises benefit from WC and kitchen facilities, together with external car parking and a monitored 24-hour CCTV security system. The property has 3 phase electric

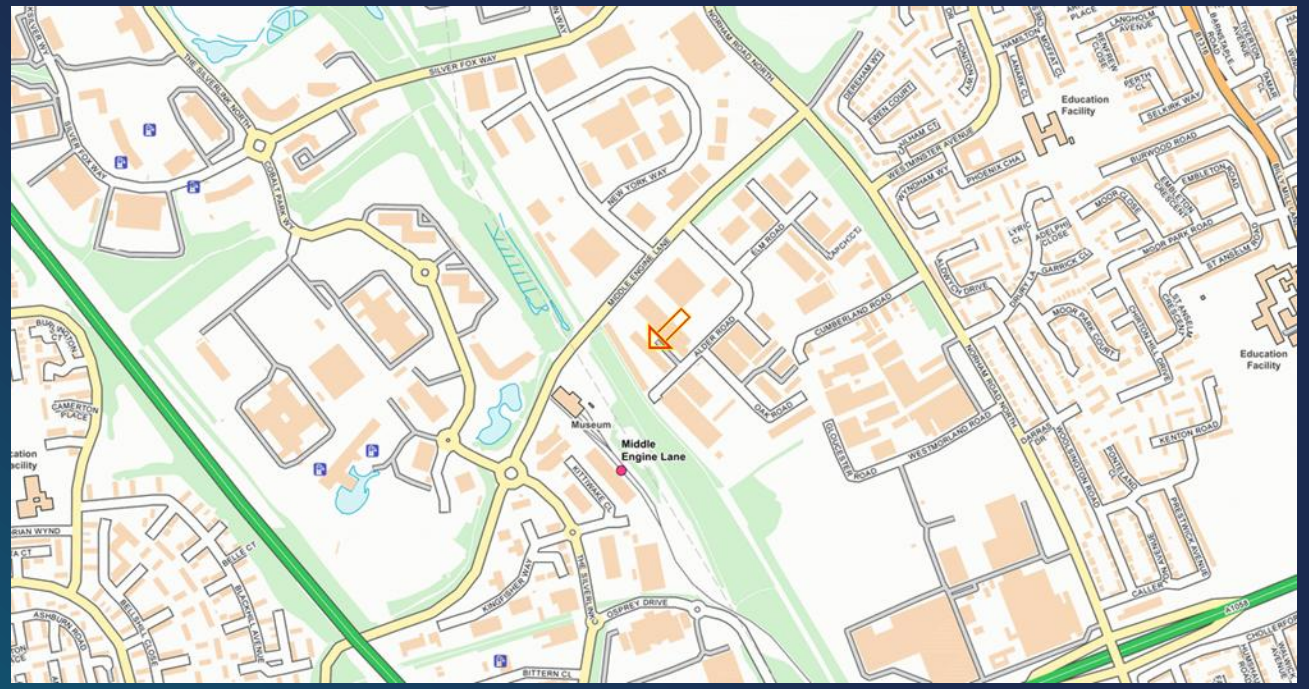
KEY SPECIFICATION

- 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 Industry (B2)

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UNIT 8C	SIZE (SQ M)	SIZE (SQ FT)
TOTAL	250.55	2,697

LOCATION

Unit 8C is situated within the established West Chirton North Industrial Estate, approximately ½ mile from A1058 Coast Road and around 1 mile from the A19 Tyne Tunnel/Silverlink Junction. Newcastle City Centre is located approximately 7 miles to the southwest. The estate is a well-established industrial location offering excellent access to regional road networks, public transport and local amenities, with nearby occupiers including Ramage Transport, Pipe Centre and Virgin Media, as well as close proximity to the Silverlink Retail Park and Cobalt Business Park.





TERMS

The unit is available by way of new leases with terms to be agreed at £19,553+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.

RATING

The ratable value as of 1st April 2026 is £17,500, meaning the estimated rates payable are £8732.50

LEGAL COSTS

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

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

CONTACT

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Bradley Hall



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