



Preliminary Details To Let

1076 sq. m (11,582 sq. ft)

**D1/D2 Narvik Way
Tyne Tunnel Trading Estate
North Shields NE29 7XJ**

- Location adjoining A19, A1058 and Tyne Tunnel
- Prominent Frontage to Narvik Way
- Undergoing Refurbishment
- Car Parking to front

SUBJECT TO CONTRACT

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Location

Tyne Tunnel Industrial Estate is a well-established industrial location adjacent to the A19 providing over 2.5 million sq ft of industrial, business and commercial space. Access to the estate is via the A193 which in turn provides direct access onto the A19.

The property is located at the junction of Narvik Way with Bergen Close and immediately adjoins City Plumbing and RJ Fixings. It is opposite Jewsons and close to the Tyne Tunnel Trade Park. Occupiers on the trade park include Toolstation, Plumb Centre, HSS Hire and Screwfix.

Description

The premises comprise a detached double bay industrial unit of steel framed construction with office accommodation and ancillary space. The premises are to be refurbished internally and externally – final specification to be agreed.

The warehouse has a minimum eaves height of 4m (apex height 5m) with access via one roller shutter door to the front elevation and two dock level doors to the southern elevation.

Accommodation

	Sq. m	Sq. ft
Total GIA	1076	11,582



Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£58,000** per annum exclusive.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £39,000. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

To be assessed following completion of refurbishment works.

Viewing

Via sole agents HTA Real Estate

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