



## To Let

### NE29 7XH

### A5 Tromso Close, Tyne Tunnel Trading Estate, North Shields

- 24,070 sqft (2,235.81 sqm)
- Close to A19
- Heating & Lighting
- 4.8m to 6m Eaves
- 2 Loading Doors
- Fenced Secure Yard

**SUBJECT TO CONTRACT**

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### Location

Tyne Tunnel Industrial Estate is 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 High Flatworth, which is the main estate road, and Tromso Close. Nearby occupiers include Encon Insulation, Howdens and Marshalls.

### Description

A refurbished detached industrial unit of portal steel frame construction with concrete floors throughout, set beneath an insulated double skin metal profile sheet roof renewed in 2016 with rooflights providing good levels of natural light.

The property provides workshop/warehouse space with ancillary canteen, kitchen and WC facilities. Workshops have heating and lighting.

The refurbished offices are fully carpeted with suspended ceiling and a gas fired central heating system to radiators and comprises of reception area, 3 office suites and male and female WC facilities.

Servicing access is off Tromso Close with 2 loading doors 4.45m (h) x 5.3m (w) to the northern elevation accessed off an enclosed yard. There is an additional service door to the front of the building (western elevation) and additional yard to the south elevation. There are 13 allocated car parking spaces in front of the offices (western elevation) plus communal bays.

Eaves: 5.96m (north & south elevations)  
4.80m (midsection)  
Apex: 5.90m (midsection)



### Accommodation

In accordance with the RICS Code of Measuring Practice, the property provides the following approximate gross internal floor areas:

	sq m	sq ft
Ground floor Offices	193.96	2,088
Workshop	2,008.63	21,621
Stores	33.22	358
<b>Total</b>	<b>2,235.81</b>	<b>24,070</b>

### Terms

Available by way of an existing FRI lease for a term of 10 years from 14<sup>th</sup> March 2016 at a rent of £117,250.

### Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £77,000. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

### Services

We understand that the property is connected to all mains services. Interested parties should however make their own enquiries to confirm availability of services.

### VAT

All figures quoted are exclusive of VAT which may apply.

### Energy Performance Certificate (EPC)

The property has an EPC Rating of D(97). A copy of the certificate is available on request.

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

### Viewing

Via Agents HTA Real Estate

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Simon Hill  
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Or via joint Agents

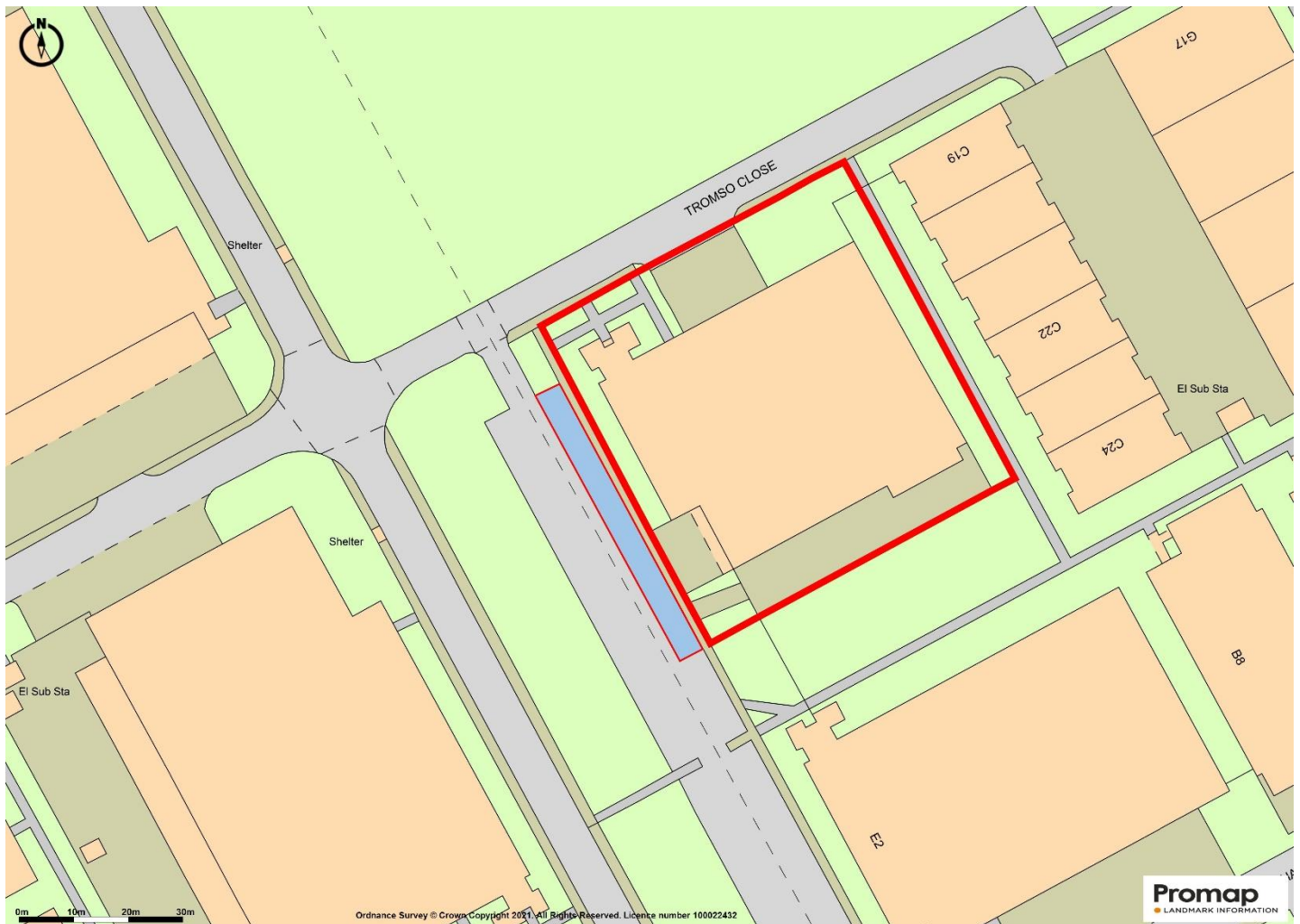
Ashley Smith

Lewis Smith or Stephen Smith

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The area shaded in blue shows the car parking spaces which have been designated to Unit A5 within the Lease



