



## To Let

### NE29 7BY

**Units 2 Saturn Court  
Orion Business Park  
Tyne Tunnel Trading Estate  
North Shields**

- 465 sq m (5,010 sq ft)
- Modern high bay industrial unit
- Popular industrial estate
- 6.5m eaves height
- Electric up and over loading door

**SUBJECT TO CONTRACT**

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## Location

Saturn Court forms part of Orion Business Park which is located at the northwest corner of the Tyne Tunnel Trading Estate, which is a long established industrial location adjacent to the A19 providing over 2.5 million sq ft of industrial, business and commercial space.

The property benefits from excellent road links being located very close to the A19, Tyne Tunnel and the A1058 Coast Road providing excellent access throughout the region.

## Description

The property is a mid-terraced light industrial unit of steel portal frame construction with brick and profile sheet clad elevations and mono pitched roofs of insulated steel cladding which incorporate translucent roof panels.

The unit benefits from an electric insulated up and over sectional loading door, minimum eaves height of 6.5m and halogen lighting.

Externally the unit has allocated car parking spaces within the large, shared service yard.

## Accommodation

	sq m	sq ft
Unit 2	465	5,010

## Rent

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent per annum - £35,100

## Business Rates

According to the Valuation Office Agency website the unit has a Rateable Value of £26,000. Interested parties should speak to the Local Rating Authority to confirm the rates payable.



## Services

We understand that the properties benefit from all mains services, none of which have been tested or warranted. Interested parties are required to make their own assessment in this respect.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

Unit 2: E(125)

## Viewing

Via Agents HTA Real Estate

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