



To Let

999.02m² (10,754ft²)

**Unit 18 Elm Road
West Chirton North Industrial Estate
North Shields NE29 8SE**

- Detached warehouse/production unit
- Refurbished condition
- Ground floor offices
- Large mezzanine storage above offices
- Popular location close to Silverlink and A19

SUBJECT TO CONTRACT

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Location

Unit 18 Elm Road is situated on the well established West Chirton North Industrial Estate off Middle Engine Lane in North Shields and within 1 mile of both the A19 and A1058 Coast Road which links Newcastle city centre with conurbations towards the coast.

The area is active commercially with Cobalt Business Park within ½ mile, New York Industrial Park immediately to the north and Silverlink Retail Park less than 1 mile to the south offering a range of retail, leisure and food offerings.

Description

The unit is steel portal frame with brick/blockwork to dado level and recently renewed insulated steel cladding to eaves and steel sheet roof incorporating rooflights.

Internally the warehouse area has a clear internal height of 4.5 m with access via a loading door (3.5m wide x 4.5 m high) from a service area to the front of the property.

The unit also benefits from ground floor reception, office accommodation and WCs with additional mezzanine storage above.



Accommodation

	sq m	sq ft
Warehouse	818.29	8,808
Ground Floor Office	91.57	986
Mezzanine	89.15	959
Total GIA	999.02	10,754

Terms

Available by way of new full repairing and insuring lease at a rent of **£67,800** per annum exclusive.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £51,500. 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 including 3 phase electric supply.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

A new EPC certificate is awaited following refurbishment works. A copy will be available on request.

Viewing

Via Joint Agents HTA Real Estate

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