



## To Let

**NE29 8SD.**

### **Alder Creek Trade Park, Alder Road, West Chirton North, North Shields.**

- 1,035 sqft to 1,308 sqft.
- Office Block.
- LED Lighting.
- Electric Roller Shutter Access Door
- 3.5m – 4m Eaves

**SUBJECT TO CONTRACT**

**Contact: Simon Hill**  
**Email: [simon@htare.co.uk](mailto:simon@htare.co.uk)**  
**Direct Tel: 0191 245 3010**

**HTA Real Estate**  
Floor A,  
Milburn House,  
Dean Street,  
Newcastle upon Tyne  
NE1 1LE  
**T: 0191 245 1234**

### Location

The units are located on West Chirton North Industrial Estate and are accessed via Alder Road off Middle Engine Lane. The estate is situated close to the Silverlink Retail Park with excellent access to the A1058 Coast Road and its direct links into Newcastle City Centre. The A19 also connects to the A1058 approximately 1 mile to the south of the estate which in turn links into the A1(M) to the north.

### Description

The units comprise of a terrace of industrial units constructed of steel portal frame with brick and block infill walls with metal sheet cladding above. There is a pitched profile clad roof over incorporating translucent roof lights. The unit have eaves heights ranging from 3.5m to 4m to underside of haunch. Access is via one electrically operated roller shutter doors 4m (H) x 2.82m (W). Each unit benefits from a small office block with entrance lobby/WC/security shutters and an office with electric heaters, carpets, electrical sockets and suspended ceilings. The workshop area benefits from LED lighting, full fire alarm system, tea point and electrical sockets. To the front of the units there is a secure shared yard with palisade fencing and CCTV.



**Accommodation**

Unit	Warehouse (sqft)	Office (sqft)	Total (sqft)	Rent (pa)	Service Charge (pa)	Insurance (pa)
7C	710	325	<b>1,035</b>	£11,941.60	£458.44	£318.94
7D	710	325	<b>1,035</b>	£11,941.60	£458.44	£318.94
7E	710	325	<b>1,035</b>	£11,941.60	£458.44	£318.94
7H	963	345	<b>1,308</b>	£14,641.20	£524.79	£366.22
7I	963	345	<b>1,308</b>	£14,641.20	£524.79	£366.22
7K	963	345	<b>1,308</b>	£14,641.20	£524.79	£366.22
7L	963	345	<b>1,308</b>	£14,641.20	£524.79	£366.22

**Terms**

Available by way of a full repairing and insuring lease for a term a term of three years with annual RPI rent reviews.

**Business Rates**

The property is currently not separately assessed, and all 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 except gas. All interested parties must however make their own investigations into service provisions.

**VAT**

All figures quoted are exclusive of VAT which may apply.

**Energy Performance Certificate (EPC)**

Further details of the EPC rating for the premises are available on request.

**Viewing**

Via Joint Agents HTA Real Estate: -

Contact: Simon Hill

Email: [simon@htare.co.uk](mailto:simon@htare.co.uk)

Direct Tel: 0191 245 3010

Contact: Russell Taylor

Email: [Russell@htare.co.uk](mailto:Russell@htare.co.uk)

Direct Tel: 0191 245 3012

Or Buxton Group - 0191 814 1313

