



# To Let

**509.6m<sup>2</sup> (5,485ft<sup>2</sup>)**

**Unit 19b Elm Road  
West Chirton North Industrial Estate  
North Shields NE29 8SE**

- Mid-terrace warehouse/production unit
- To be refurbished
- Ground floor offices
- Available by way of a new lease
- Popular location close to Silverlink and A19

**SUBJECT TO CONTRACT**

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## Location

Unit 19b 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 insulated steel cladding to eaves and steel sheet roof incorporating rooflights.

Internally the warehouse area has a clear internal height of 4.6 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.



## Accommodation

	sq m	sq ft
Warehouse	447	4,813
Ground Floor Office	62.6	674
<b>Total GIA</b>	<b>509.6</b>	<b>5,485</b>

## Terms

Available by way of new full repairing and insuring lease at a rent of **£35,650** per annum exclusive.

## Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £32,500. Interested parties are advised to 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)

Unit 19B has an Energy Performance Asset Rating of D87.

## Viewing

Via Joint Agents HTA Real Estate

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