



To Let **NE29 7UW**

**Unit 7 Neptune Court
Orion Business Park
Tyne Tunnel Trading Estate
North Shields**

SUBJECT TO CONTRACT

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- 563m² (6,061ft²)
- Modern high bay industrial unit
- Popular industrial estate
- 5.5m minimum eaves height
- Electric up and over loading door

Location

Neptune Court forms part of Orion Business Park which is located on the Tyne Tunnel Trading Estate, a well-established industrial location adjacent to the A19 providing over 2.5 million ft² of industrial, business and commercial space.

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

Description

The property comprises an end terraced light industrial unit of steel portal frame construction with brick and profile sheet clad elevations and mono pitched roof of insulated steel profile cladding.

The unit benefits from an electric insulated up and over sectional loading door, minimum eaves height of 5.5 m rising to 8.6m at the front elevation.

Externally the unit has 7 allocated car parking spaces within the large shared service yard.

Accommodation

	sq m	sq ft
Unit 7 GIA	563.45	6,065

Terms

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

Rent

£53,500 per annum exclusive

Business Rates

The Valuation Office Agency website lists this property as 'Workshop and Premises'.

The current Rateable Value is £39,750



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)

C (74)

Viewing

Via Agents HTA Real Estate

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