BUILDINGS FOR BUSINESS

WAREHOUSE / INDUSTRIAL

TYNE TUNNEL ESTATE

NORTH SHIELDS, NE29 7UT

From 255 SQ. M (2,753 sq. ft) to 1,090 SQ. M (11,736 sq. ft)

UK
LAND ESTATES

NORTH TYNESIDE'S COMMERCIAL HUB

Tyne Tunnel Estate is a well-established commercial hub in a prime location for easy access to Newcastle upon Tyne, the wider region and international markets.

Just off the A19 Tyne Tunnel approach road, the estate is minutes away from the Port of Tyne and routes to Europe, direct arterial route access into Newcastle city centre, and close to local city suburbs and towns of North Tyneside.

It is a focal point for manufacturing and distribution alike and offers a range of property from small workshops to large scale warehouses.

SPECIFICATION

Tyne Tunnel Estate offers a range of unit sizes ideally suited to growing businesses. All offer open plan workshop space, natural light via roof lights, electric loading doors, office accommodation and staff welfare facilities.

- Open plan storage / workshop space
- Electric loading doors
- High quality open plan modern office accommodation
- 3 phase electricity
- Improved energy efficiency - Energy Performance Certificates available on request
- New double pitched insulated roofs
- New insulated steel-clad elevations
- Aluminum framed double glazing
- Modern staff facilities including WC's and kitchenette
- Car parking

'C' UNITS

The smallest commercial properties starting at approximately 255.7 sqm (2,753 sqft).

'K' UNITS

Slightly larger, starting at approximately 281 sqm (3,024 sqft), with a traditional double pitch roof and higher eaves height.

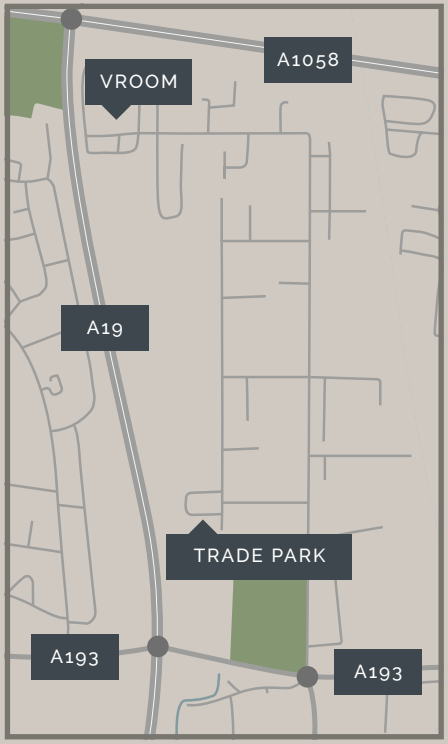
'G' UNITS

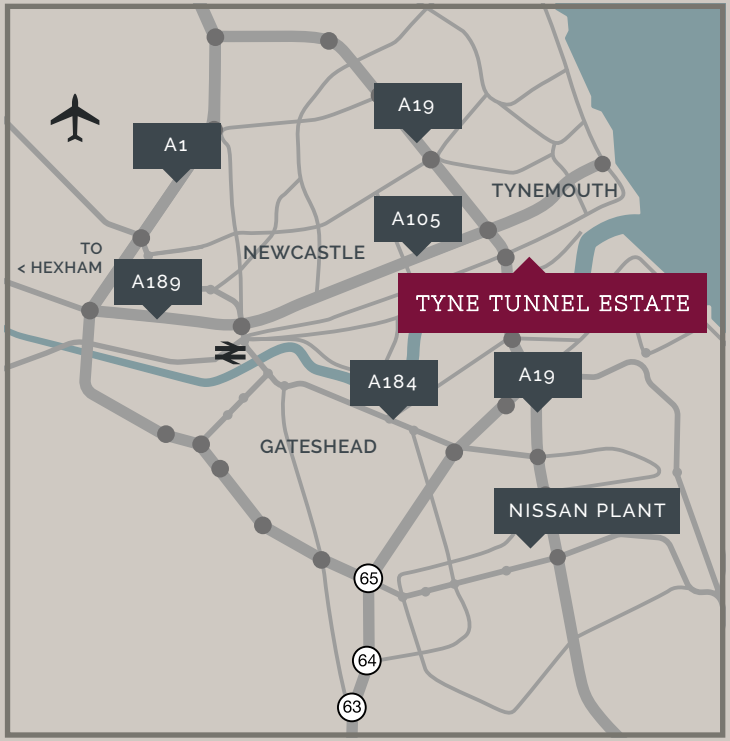
Similar in construction to 'K' units, with a larger footprint, starting from 529 sqm (5,691 sqft).

'B' UNITS

A range of larger units available starting from approximately 1,090 sqm (11,727 sqft).

TYNE TUNNEL ESTATE





ENQUIRIES

To find out more about the Tyne Tunnel Estate and to discuss your specific requirements get in touch.

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UKLANDESTATES.CO.UK

THE LOCATION

Tyne Tunnel Estate provides excellent access to the North East's major road networks as well as a local workforce renowned for being highly capable and cost effective.

The estate is adjacent to the A19 Tyne Tunnel approach and A1058 Coast Road. It is exceptionally well served by public transport, including bus services from surrounding residential areas and linking to local Metro stations.

The extensive improvements to the Silverlink junction will enhance the A19's reputation as one of the main north-south arterial routes across the region.

TRAVEL DISTANCE

Destination	Distance
Port of Tyne	2 miles
Newcastle	7 miles
Nissan Manufacturing Plant	7 miles
Newcastle International Airport	17 miles
London	283 miles

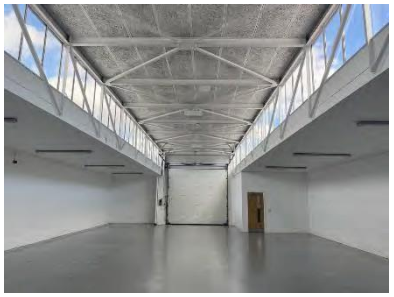
RELOCATION SUPPORT

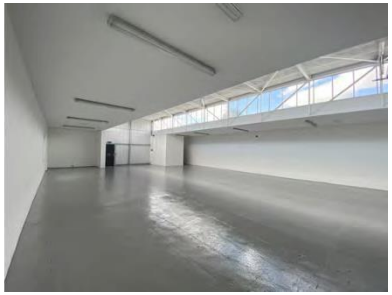
North Tyneside Council may be able to help you identify and secure financial support to assist you in your relocation. Please contact the agents for further information.

Misrepresentation Act: These particulars are believed to be correct, but their accuracy is in no way guaranteed, or do they form part of any contract. January 2019.

AVAILABILITY SCHEDULE – JULY 2021

Unit	M^2	Sq.ft	Rent PA	Maintenance Charge	Rateable Value	Rates Payable	EPC	Availability
C14	254.3	2,737	£17,000	£2,200	Awaiting assessment		To be assessed	Pending refurbishment
C16	254.3	2,737	£17,000	£2,200	Awaiting assessment		To be assessed	Pending refurbishment





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July 2021