

# TO LET PROMINENT PRODUCTION/WAREHOUSE UNIT



**SUBJECT TO  
REFURBISHMENT**

**AVAILABLE FROM  
JUNE 2019**

**25,000 - 50,000 SQ FT**

**DETACHED PRODUCTION/  
WAREHOUSE UNIT WITH  
TWO-STORY OFFICES**

**CLOSE TO A19,  
A1058 COAST ROAD,  
TYNE TUNNEL AND  
SILVERLINK RETAIL PARK**

**YARD AND CAR PARKING**

**UNIT 1, MIDDLE ENGINE LANE, WEST CHIRTON NORTH INDUSTRIAL ESTATE, NORTH SHIELDS NE29 8HG**



## LOCATION

The property is located on Middle Engine Lane on the established West Chirton North Industrial Estate which lies approximately 1 mile north of the A1058 Coast Road/A19/Silverlink junction.

The estate is served by regular bus services connecting the Tyne & Wear Metro and Northumberland Park. Nearby occupiers include Rosewood Packaging, Virgin Media, PTS, Jaycare and North Tyneside Council.

## DESCRIPTION

The property comprises a detached production/warehouse unit of steel frame construction with profile clad elevations under a part felt/metal deck roof. There is a two storey office block comprising open plan and cellular offices.

The warehouse comprises an open plan area with concrete floor with three loading doors. The eaves height extends to approximately 5.5m and there is three phase electricity

There is an extensive yard with ample parking and the site is secured by fencing surrounding the site.

The property will undergo refurbishment, further details of which are available upon request.

## ACCOMMODATION

The property is available as a whole or can be split subject to occupier's requirements.

## TERMS

Available on a new lease for a term of years to be agreed.

## RENT

On application.

## RATEABLE VALUE

The property is described as Factory and Premises Rateable Value 2017 List (£150,000).

## EPC

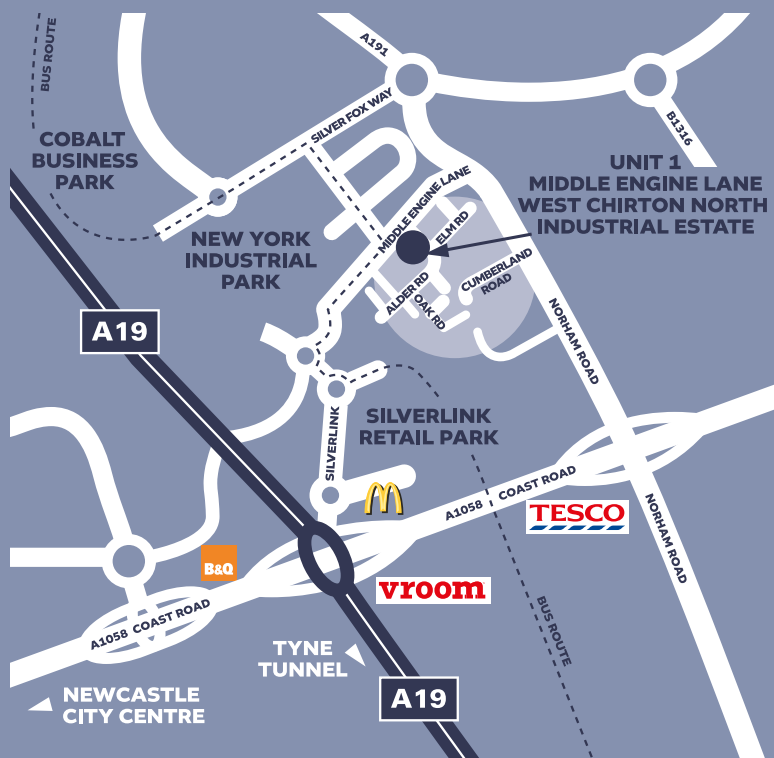
The property has an EPC rating of D87.

## SERVICES

We understand all main services are connected. Interested parties are requested to satisfy themselves in this regard.

## VAT

All figures are exclusive.



## CONTACT

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