

EPC - A

S  
A

**TO LET**  
INDUSTRIAL /  
WAREHOUSE UNIT

97,801 sq ft with 2.33 acre secure concrete yard

Shaftesbury Avenue, South Tyneside, NE34 9PH





## LOCATION

---

The property is situated on Shaftesbury Avenue within the Simonside Industrial Estate in Jarrow. The location offers ease of access to the major road networks throughout the region with the A1(M) being 8 miles to the west via the A194 and the A194(M) and the A19 situated approximately 1 mile to the west via the A194. The Port of Tyne is 1 mile to the east and the Tyne Tunnel approximately 1 mile to the north east with Newcastle City Centre 10 miles to the east and Sunderland City Centre 9 miles to the south.

## DESCRIPTION

---

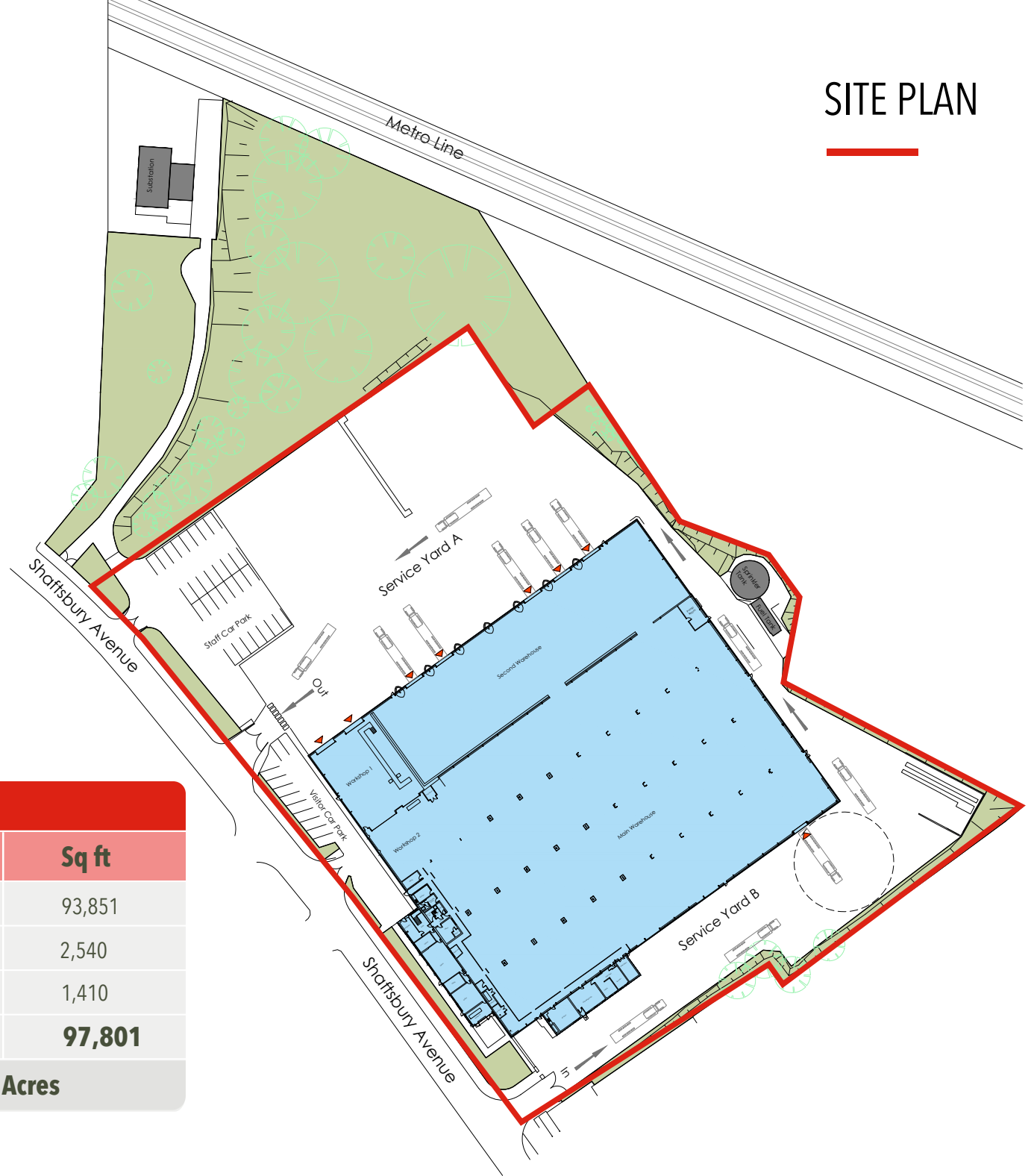
The premises comprises of a detached industrial/warehouse unit of steel frame construction with ancillary offices. The property is undergoing a comprehensive programme of refurbishment which will include recladding of the whole building, new roof and new concrete floors. The unit will have an eaves height of approximately 8.2m to underside of steelwork and will be accessed via seven electrically operated up and over sectional loading doors on the northern elevation. The property has extensive secure concrete yards on three elevations totalling approximately 2.33 acres. The unit also benefits from 360 degree circulation with a single electrically operated up and over loading door situated on the southern elevation of the building.



# SPECIFICATION

- 8.2m eaves height to underside of steelwork
- Eight loading doors
- 2.33 acre secure concrete yards (5.53 acre site)
- 360 degree circulation
- LED lighting in warehouse
- Power - 1,000 kva
- Roof mounted PV - 368,000 kWh pa
- Excellent access to A1(M) and A19

# SITE PLAN



## ACCOMMODATION

	Sqm	Sq ft
Warehouse	8,719	93,851
Office/Welfare	236	2,540
Canteen/Welfare	131	1,410
<b>Total</b>	<b>9,086</b>	<b>97,801</b>
<b>Site Area</b>	<b>5.53 Acres</b>	



## TERMS

The property is available by way of a new FRI lease on terms to be agreed.



## RATES PAYABLE

The property will be assessed for rates on completion of the refurbishment works.



## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with the completion of any transaction.



## VAT

We understand that the property is opted to tax and therefore VAT will be payable.



## MONEY LAUNDERING REQUIREMENTS

To comply with Anti-Money Laundering regulations, the purchaser will be required to provide the following information.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers/funders/lessee.



## ENERGY PERFORMANCE CERTIFICATE

The property has been given an EPC A rating.





Shaftesbury Avenue,  
South Tyneside,  
NE34 9PH



- ▶ NEWCASTLE UPON TYNE 10 MILES
- ▶ SUNDERLAND 9 MILES
- ▶ DURHAM 18 MILES

Important Notice  
Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.

**Contact:**

**HTA**  
REAL ESTATE  
**0191 245 1234**  
www.htare.co.uk

**Simon Hill**  
Mobile: 07855 834467  
Email: simon@htare.co.uk

**Nick Atkinson**  
Mobile: 07950 319060  
Email: nick@htare.co.uk

**Naylors**  
**Gavin Black**  
**0191 232 7030**  
naylorsgavinblack.co.uk

**Keith Stewart**  
Mobile - 07796 302147  
Email: keith@naylorsgavinblack.co.uk

**Duncan Christie**  
Mobile- 07841 764 765  
Email: duncan@naylorsgavinblack.co.uk