

TO LET

Unit 2A, Western Approach Trade Park,
Western Approach, South Shields, NE33



Last Remaining Industrial Unit

3,004 Sq Ft (279 Sq M)

- Highly prominent trade counter premises
- Close to South Shields town centre
- In close proximity to A19 and Tyne Tunnel
- Nearby occupiers include Screwfix, Wolseley and Toolstation

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Location

This scheme comprises 9 trade warehouse units occupying a prominent position with extensive frontage onto the A194 Dual Carriageway (Western Approach Road). Offering primary access to South Shields, linking with the A19 trunk road approximately 2.5 miles to the south east and forming a direct link to the A1(M).

Description

The units are of steel framed construction under a north light style roof incorporating translucent roof panels with a minimum eaves height of 3.5m and 6.4m to the apex. The units benefit from single loading door access, WCs, lighting, and service yard / car parking area.

SPECIFICATION

- Steel frame construction
- North light style roof incorporating translucent roof panels
- Minimum eaves height of 3.5 metres rising to 6.4 metres at the apex
- Single roller shutter door access
- WC facilities
- Generous shared yard and car parking provision.

Services

We understand the properties benefit from gas, water and electric connection.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Unit 2A	3,004	279

Terms

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

Rent

£22,500 Per Annum

EPC

42 B.

Rateable Value

The property has a rateable value of £15,250 , as of 1 April 2023 (VOA).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

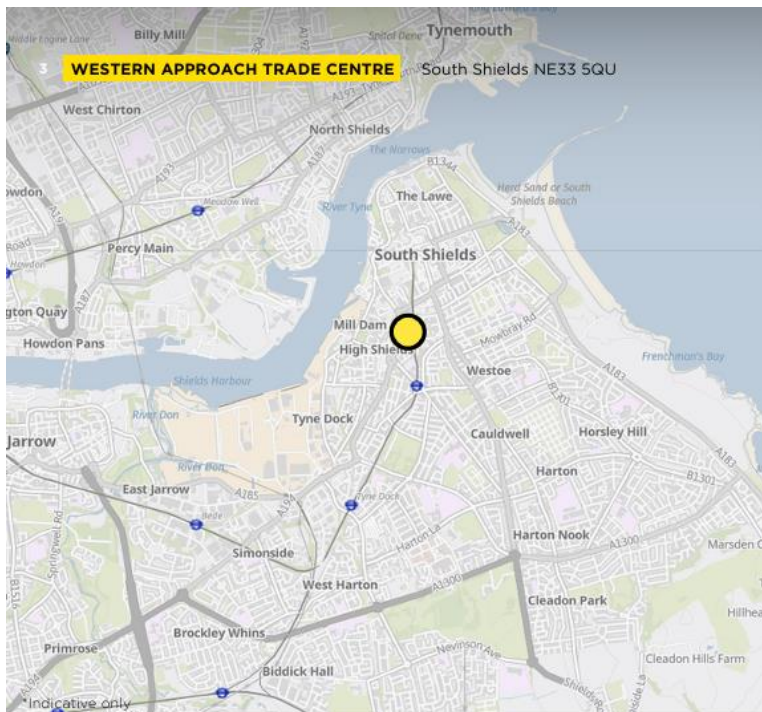
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Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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