



Industrial Building with Office Space and Additional Land

8,200 Sq Ft (761.79 Sq M)

- Great location
- Rarely available
- Long leasehold sale
- Additional land in title

For further information please contact:

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Second Floor

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Location

The property is strategically located on the well-established Middlefields Industrial Estate in South Shields, offering excellent connectivity. Situated just 1.8 mile from the A19, this provides quick and convenient access to the broader motorway network.

The area is very popular with engineering, industrial and trade occupiers, with the Port of Tyne nearby. South Shields town centre is located around 2 miles away, with transport links such as the metro, just 0.5 miles away from the estate.

Description

The unit comprises a semi-detached, purpose-built warehouse facility that is configured to offer an open-plan warehouse area. Access to the warehouse is via a roller shutter located on the left side of the front elevation, measuring approximately 3.5m x 3.5m. There is also access via a pedestrian door which leads into a lobby area and onto the office accommodation.

The warehouse benefits from LED strip lighting, WCs, large gas air blowers, and a generous eaves height which measures to 4.3m rising to 5.8m at the apex. There is a large mezzanine that runs through half of the unit, where you will find great storage space for any industrial occupier.

The mezzanine benefits from LED strip lighting and a kitchenette. The unit also benefits from office accommodation situated over two floors. This space is fitted out with carpeted floors, painted elevations, gas central heating and fluorescent lighting.

Utilities

We understand the property has connections to mains services. We advise any interested parties to make their own enquiries in this respect.

Terms

Our client is seeking offers in the region of £365,000 for the longleasehold interest.

Accommodation

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

Description	Sq. M	Sq. Ft.
Warehouse	497.95	5,360
Mezzanine	263.84	2,840
Total:	761.79	8,200

Tenure

We understand the property is held by way of long-leasehold. The unexpired lease term remaining is 57 years.

EPC

Please contact Naylors Gavin Black.

Rateable Value

The Rateable Value (April 2023) is £21,250.

Legal Costs

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

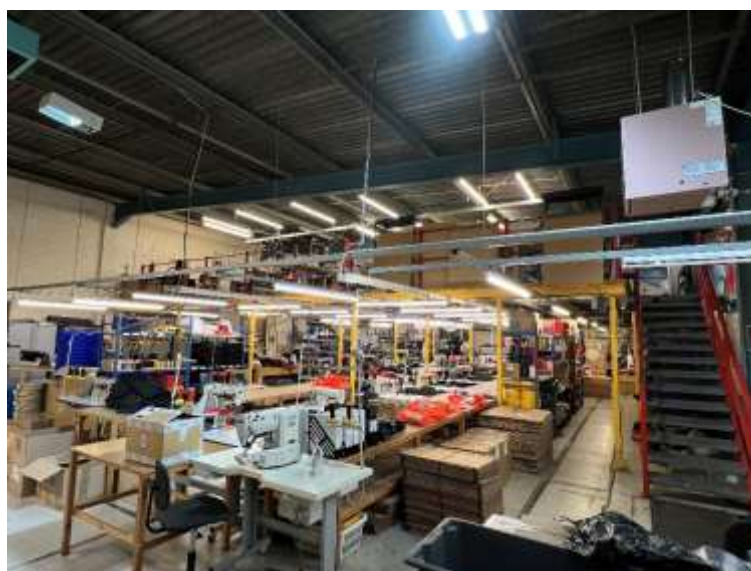
Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



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FOR SALE - Long Leasehold
Unit 2B, Throckley Way, South Shields,
NE34 0NU

