

Available January 2025

Unit L7, Intersect 19, Tyne Tunnel Estate
North Shields, NE29 7UT



Image of completed Unit L6 (June 2023)

New High Bay Unit Under Construction 6,772 m² (72,898 sq ft)

- Construction on site
- High specification office accommodation, canteen and meeting rooms
- Clear Internal Height of 9.5 m
- Environmental measures including Photovoltaic Panels and EV charging
- Rent per annum: £594,300 per annum

SITUATION

Intersect 19 is situated on Tyne Tunnel Estate, a well established and strategically located business park adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road providing immediate access to the region's main road network to the north, south, east and west.

Newcastle City Centre is located less than 7 miles to the west via the A1058 with Sunderland City Centre 12 miles to the south via the A19.

Newcastle International Airport offers regular flights to destinations across the UK, Europe and Dubai as well as air freight facilities, while Ports of Tyne and Sunderland are both situated in close proximity.

Intersect 19 boasts industrial and logistics operators including Pentagon Freight Plc, Bergen Logistics, Pryme Engineering and Fishers Services as well as a host of other occupiers across the wider Tyne Tunnel Estate.

Please refer to the attached plans for further directions to the property.

DESCRIPTION

Unit L7 is the final unit within the Intersect 19 scheme following the successful completion and letting of the adjacent Unit L6.

Unit L7 will be built to the following specification:

OFFICE ACCOMMODATION

- High specification open plan office to CAT A
- Meeting room & staff amenities
- Air source heat pumps providing heating/cooling
- Mezzanine enabling low cost office extension
- Dedicated staff parking
- EV charging points

WAREHOUSE

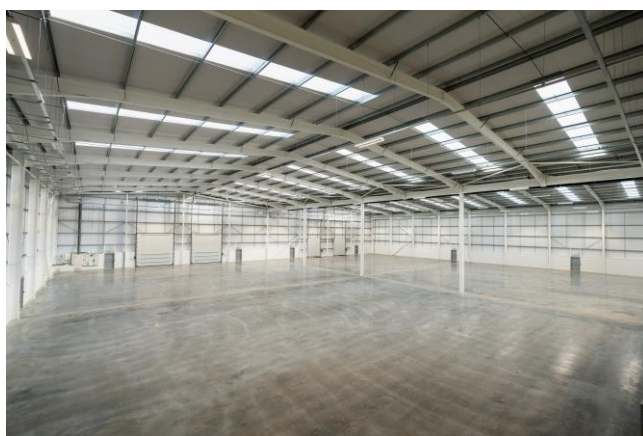
- Steel portal frame construction
- Block walling at lower level with insulated steel profile cladding sheeting to eaves
- Insulated steel sheet roof inc. rooflights
- 50 kN/m² reinforced concrete floor
- 2 no dock level & 2 no level access loading doors
- LED lighting
- Electricity generation via photovoltaic array
- Incoming electricity supply to meet tenant requirement
- Secure service yard



ACCOMMODATION

The property is designed to deliver the following Gross Internal floor areas.

	M ²	Sq Ft
Warehouse	5,664	60,971
Office (Ground Floor)	554	5,963
Mezzanine (above offices)	554	5,963
Total (GIA)	6,772	72,898

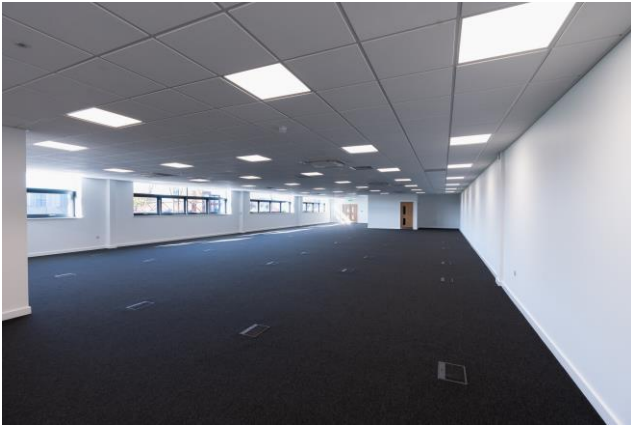


DELIVERY

Construction is in progress and unit is anticipated to be complete and ready for occupation in January 2025.

ENERGY PERFORMANCE

The property is designed to incorporate the latest environmental materials and measures and will be built to deliver an Energy Performance Rating of 'A'.



RATING

Adopting the rates per m² applied by The Valuation Office Agency in assessing the adjacent Unit L6, an estimation of Rateable Value for Unit L7 is in the order of £340,000.

Please note this is for guidance purposes only and the unit will be formally assessed for rating on completion.

TERMS

The premises are available by way of a new FRI lease for a minimum 10 year term at an annual rent of £594,300 per annum.

VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

For further details please contact:



MARK PROUDLOCK
0191 594 5019 or 07766 968891
Mark.proudlock@knightfrank.com

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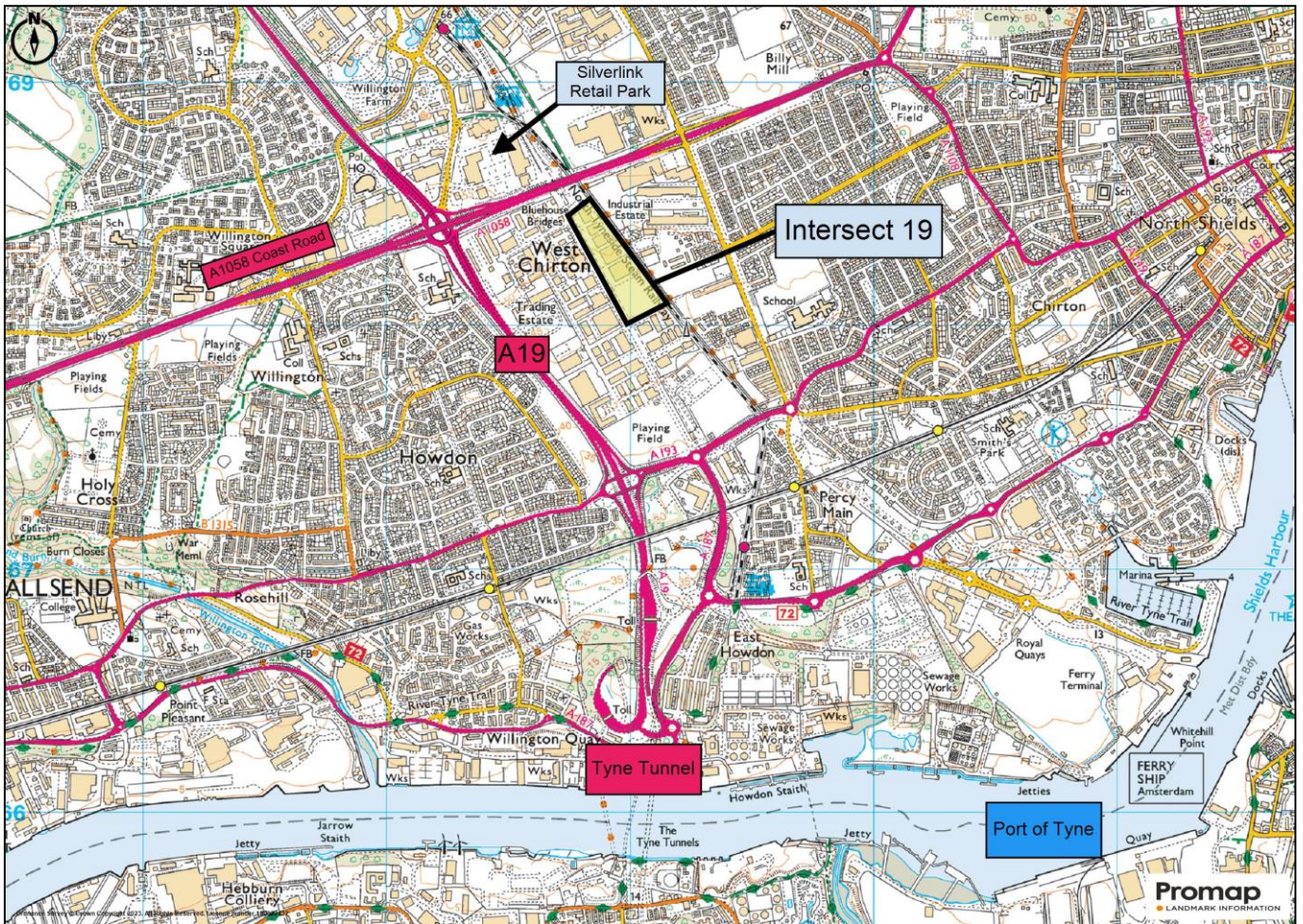
Subject to Contract

IMPORTANT NOTICE

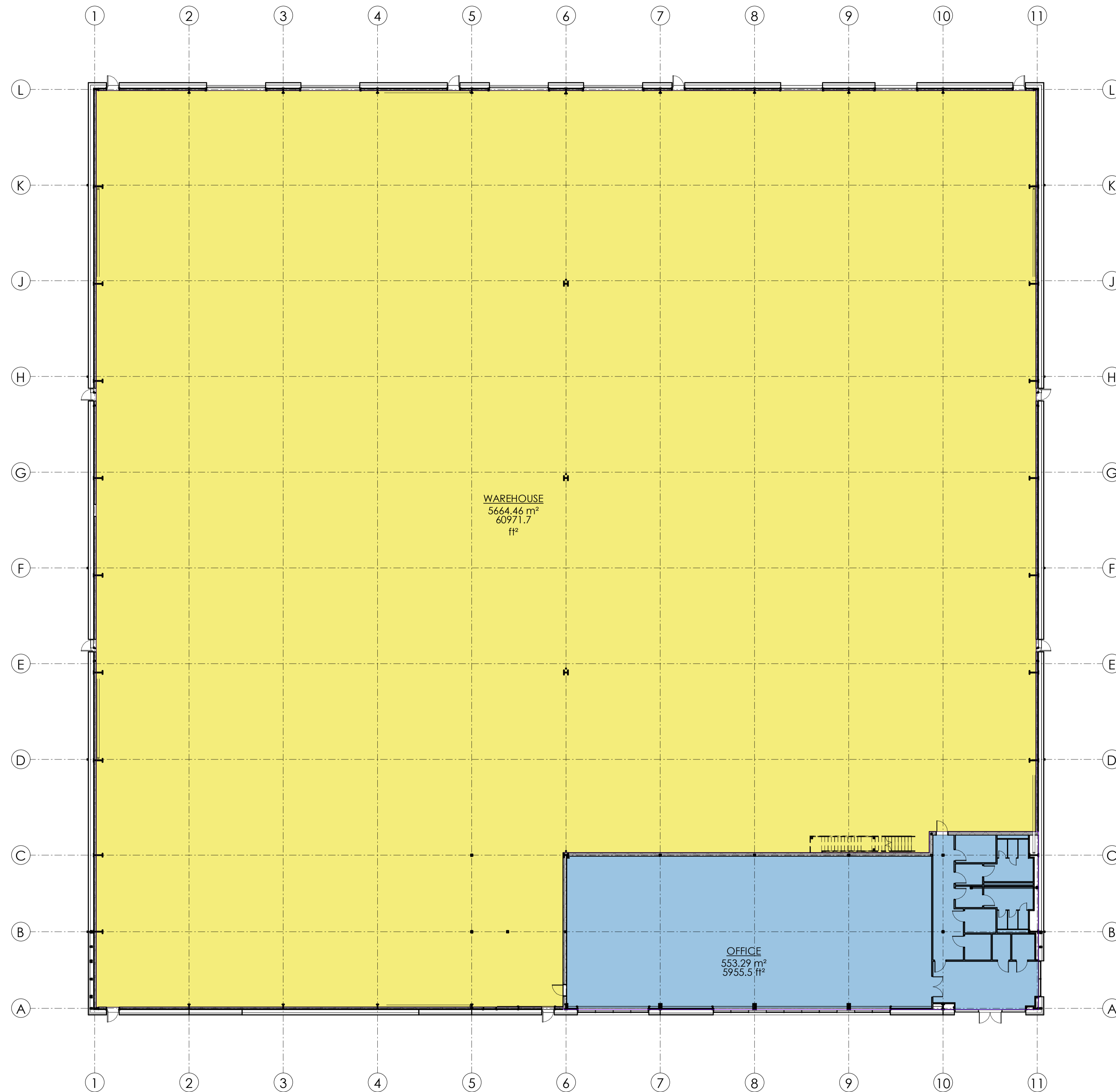
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Particulars dated June 2024. Photographs of Unit L6 dated November 2022.

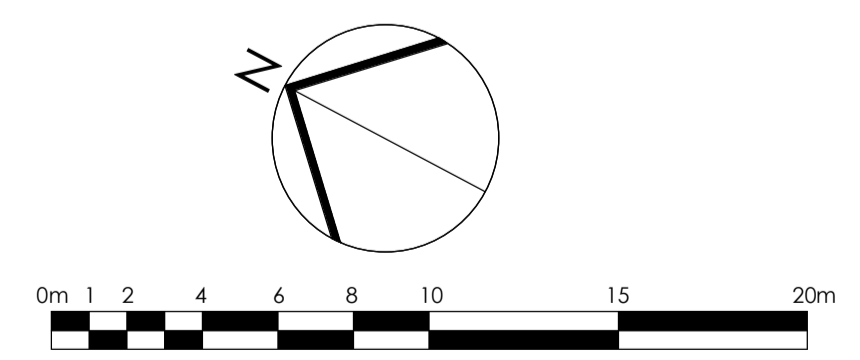
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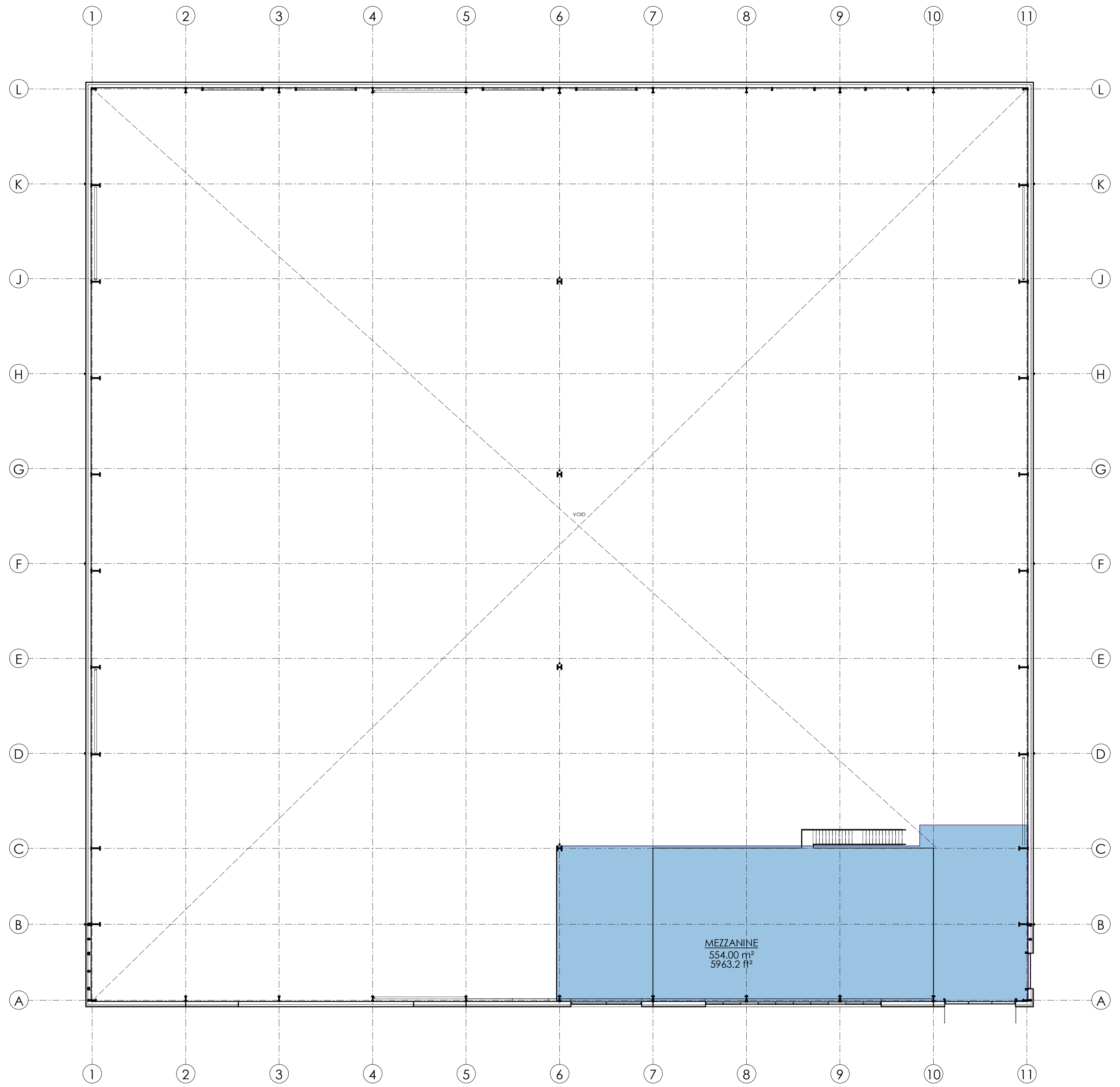
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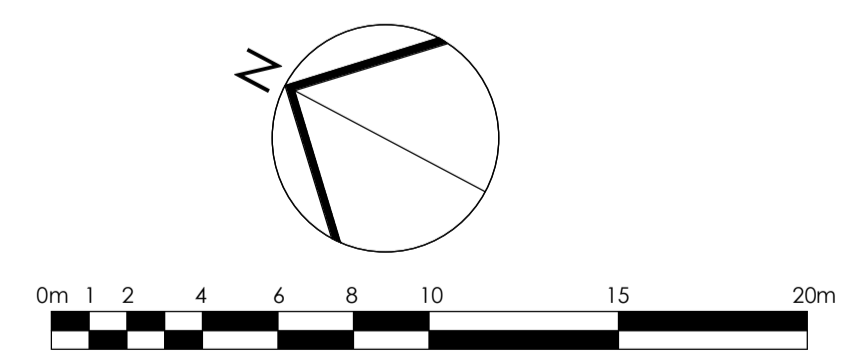
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Level 01 GIA
1 : 200



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