



# To Let

Unit 3, Larch Court, West Chirton North Industrial Estate, North Shields, Tyne & Wear, NE29 8SE

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## Location

Larch Court is situated within West Chirton North Industrial Estate which was constructed in 2014 and is located to the north of the Tyne Tunnel with good access to the A19 and A1058 Coast Road via Norham Road.

The surrounding estate is predominantly commercial, industrial and warehouse with Cobalt Business Park in close proximity, together with companies including Procter & Gamble, Accenture, EE Tyneside and Newcastle Building Society.

## Description

The property comprises a mid-terraced workshop/ industrial unit of steel portal frame construction extending to 1,500 sqft on Elm Road, West Chirton Estate. The unit benefits from a single electrically operated up and over loading door, LED lighting, toilet facilities and office accommodation fronting the property.

## Accommodation

The premises comprise the following approximate area on a Gross Internal Basis (GIA):

- 1,500Sq Ft (139.35 Sq. M)

## Tenure

The premises are available on a leasehold basis for a term of years to be agreed.

## Rent

£21,750 per annum

## Business rates

As of April 2026:

Rateable Value: £14,500

Multiplier: £0.432

Rates Payable: £6,264

## Legal costs

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

## EPC

The EPC Rating for the property is available on request.

## VAT

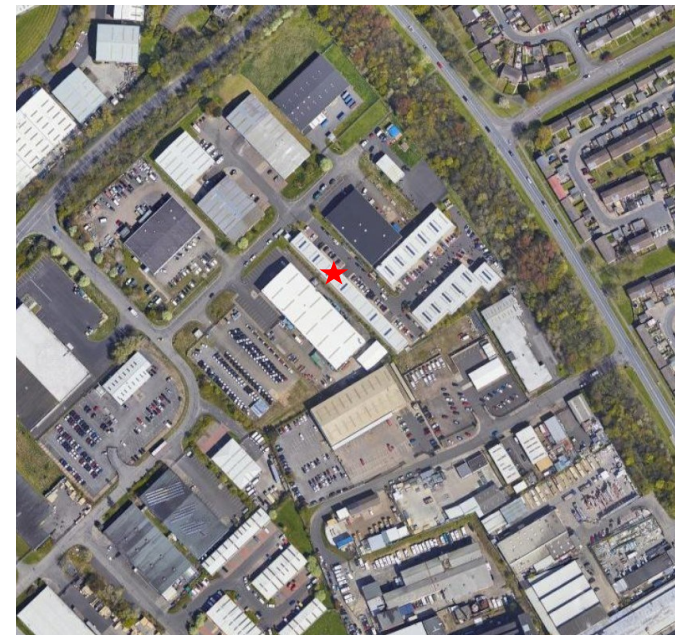
VAT if applicable will be charged at the standard rate.

## Viewing

By appointment with agents Avison Young.

## Specifications

- Designated car parking
- Electronically operated up and over door
- LED lighting
- Fully insulated with double glazed windows
- Floor loading of 25kn / sqm
- 4.4m eaves
- Gas central heating to the warehouse and electric heating to the office





**If you would like to know  
more please get in touch.**

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