

AVAILABLE JUNE 2022



HIGH BAY PRODUCTION / DISTRIBUTION UNIT

L6, INTERSECT 19

TYNE TUNNEL ESTATE, NORTH SHIELDS, NE29 7UT

4,484 sq. m (48,255 sq. ft)

UK
LAND ESTATES

INTERSECT 19



BE AT THE HEART OF INDUSTRY

Situated on Tyne Tunnel Estate, Intersect 19 is strategically located in the commercial hub of North Tyneside.

The estate is one of the most well-established business locations within Tyne & Wear comprising over 2 million sq. ft of commercial property. It is a focal point for manufacturing and distribution alike boasting occupiers including Marshalls, Kitwave, Screwfix, JTF Wholesale, Jewsons and many others. The first phase of Intersect 19 attracted companies of national and international calibre including Fisher Services, Soil Machine Dynamics and Pryme Group.

SPECIFICATION

Unit L6 is designed to the same high standard of development as the previous phases, and will provide an EPC rating of 'A'.



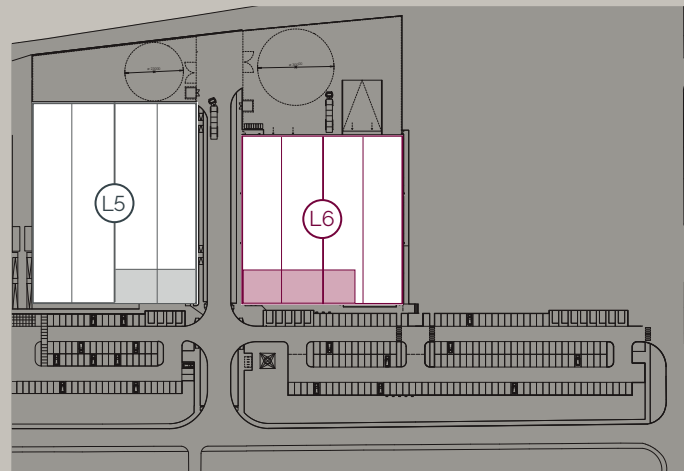
OFFICE ACCOMMODATION

- High specification open plan office accommodation (to CAT A)
- Meeting room & staff amenities
- Air source heat pumps providing heating and cooling to the offices
- High efficiency electric fired domestic hot water generation
- Mezzanine enabling low cost extension of offices at first floor level

WAREHOUSE

- Steel portal frame construction with clear haunch height of 9.4 m
- Roof mounted Photo Voltaic array with a capacity of 172 kWp
- Two dock level doors
- Two level access doors
- Reinforced concrete floor: loading up to 50 kN/m²
- Secure service yard and extensive parking

L6	sq. ft	sq. m
Level 00 Office	5,076	472
Level 00 Warehouse	38,014	3,532
Level 01 Storage Mezzanine	5,165	480
Total:	48,255	4,484



THE LOCATION

Tyne Tunnel Estate provides excellent access to the North East's major road networks as well as a local workforce renowned for being highly capable and cost effective.

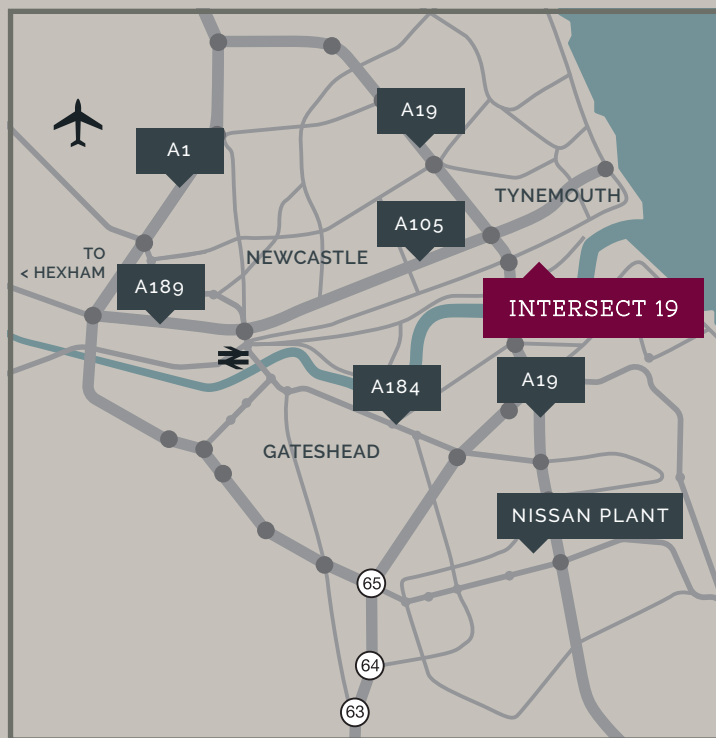
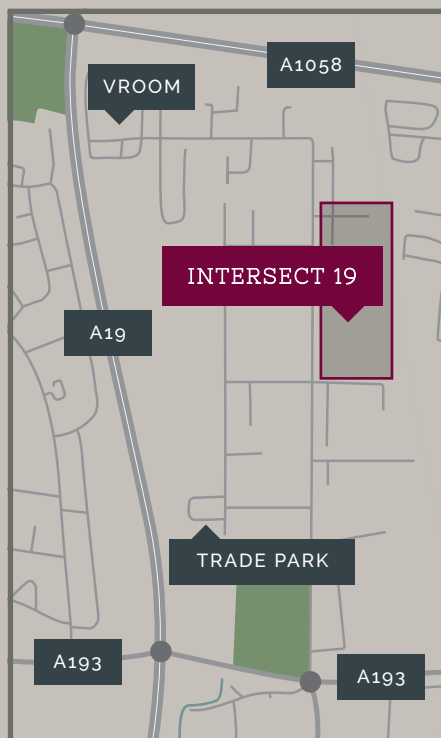
The estate is adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road. Newcastle City Centre is located less than 7 miles to the west via the A1058 with Sunderland City Centre 12 miles to the south via the A19.

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.

The estate is exceptionally well served by public transport. The Route 19 bus service provides access from surrounding residential areas as well as linking to other modes of transport including Metro stations at Northumberland Park, Percy Main and North Shields town centre as well as the North Shields ferry. The service also visits retail and leisure outlets including Silverlink Retail Park and Royal Quays Leisure Park and Factory Outlet.

The extensive improvements carried out to the Silverlink junction have enhanced the A19's reputation as one of the main north - south arterial routes across the region.

INTERSECT 19



TRAVEL DISTANCE

Destination	Distance
Port of Tyne	2 miles
Newcastle	7 miles
Nissan Manufacturing Plant	7 miles
Newcastle International Airport	17 miles
London	283 miles

RELOCATION SUPPORT

North Tyneside Council may be able to help you identify and secure financial support to assist you in your relocation. Please contact the agents for further information.

AVAILABILITY AND RENTAL TERMS

The units will be available on new FRI leases for a term of years to be agreed. Price on application.

For further information please contact the letting agent.

ENQUIRIES

To find out more about the Intersect 19 development and to discuss your specific requirements, get in touch.



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