

# Sixteen.

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REAL ESTATE

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Industrial / Warehouse  
**TO LET**



## Unit J1 Tyne Tunnel Trading Estate, Hamar Close, North Shields, NE29 7XB

Trade Counter / Showroom Unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	11,677 sq ft / 1,084.83 sq m
<b>Rent</b>	£88,360 per annum
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	C (58)

### Key Points

- Loading to the front and rear of the unit
- Located on well established trading estate
- Nearby occupiers include Screwfix, Jewson, Grahams, Yess Electrical and City Plumbing Supplies
- Parking to front and rear of the unit
- 5.07m eaves

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)113 347 1616** today

# Unit J1 Tyne Tunnel Trading Estate, Hamar Close, North Shields, NE29 7XB

## Summary

<b>Available Size</b>	11,677 sq ft
<b>Rent</b>	£88,360 per annum
<b>Business Rates</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (58)

## Location

The Tyne Tunnel Trading Estate is strategically located near to the intersection of the A19 Tyne Tunnel Road and the A1058 Coast Road. The estate lies to the South of the Silverlink retail and business park and within ¼ mile of the Tyne Tunnel. The estate is home to a variety of occupiers from a range of sectors including logistics, manufacturing and trade occupiers including Howdens, Screwfix, Jewson, Grahams, Yess Electrical, City Plumbing Supplies and Plumb Centre.

## Description

The unit comprises a refurbished semi-detached industrial / trade counter unit of steel portal frame construction, with a blockwork steel profile metal clad elevations under a double pitched profile metal clad roof which incorporates roof lights. The unit is accessed via two full height drive in doors on one the front elevation and one on the rear elevation and benefits from an eaves height of 5.07m. Externally to the front of the unit is a loading area and 11 designated car parking spaces, to the rear of the property are additional car parking spaces which are communal and loading area. There is ground floor office accommodation partly across the front elevation which includes WC's and a kitchen.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Showroom / Trade Counter	7,986	741.92
Ground - Storage Area	2,994	278.15
Ground - Offices	697	64.75
<b>Total</b>	<b>11,677</b>	<b>1,084.82</b>

## Terms

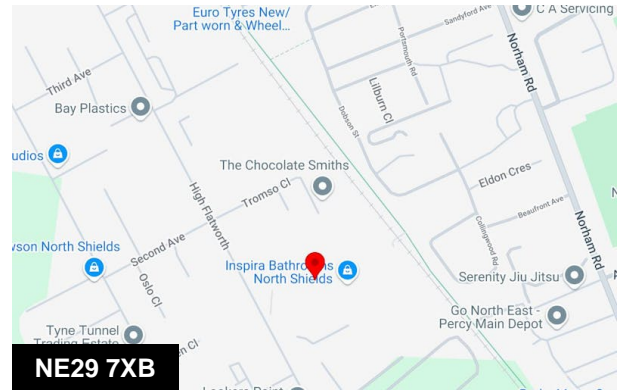
The unit is available by way of sublease or assignment of our clients existing lease. The current lease expires on 10th May 2028 with a passing rental of £88,360 pa.

## Anti-Money Laundering

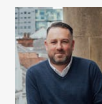
In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the potential tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.

## Viewings

Please contact joint agents McMullen Real Estate 020 3058 0200 or Sixteen Real Estate 0113 347 1616



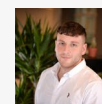
## Viewing & Further Information



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or

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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 16/12/2024