

Industrial Unit/Showroom To Let

Industrial Unit, Shaftesbury Avenue, Simonside Industrial Estate, South Shields, NE34 9PH

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Industrial unit/showroom to let
- Total size of 602.86m² (6,487ft²)
- Within a popular industrial estate
- EPC Rating B40
- Dedicated car parking
- Suitable for a variety of uses STPP

Rent of £42,500 per annum

LOCATION

The subject property is located on Shaftesbury Avenue within Simonside Industrial Estate in South Shields. Simonside Industrial Estate is a popular and established commercial location with local and national businesses including Biffa, Barbour and Son, Be Modern, C&W Power Solutions, NPI Building Supplies and NB Kitchen and Bedrooms.

Shaftesbury Avenue is the main road through the industrial estate and links directly with Newcastle Road, forming part of the A194 between the A19 and South Shields town centre. The A19, which is a main road through the North East region, is just 0.6 miles away. The property can be easily accessed by public transport with Bede and Simonside Metro Stations both less than 0.5 miles away.

DESCRIPTION

The subject property comprises a modern build semi-detached industrial unit which is arranged over ground and first floor with internal mezzanines.

The property is very well presented throughout with the front of the property providing a furniture showroom, complete with traditional retail warehousing glazed frontage, internal partitioned office and staircase access to the first floor mezzanine.

The rear of the property currently provides an extensive storage area (providing a height up to 7.96m at the apex) complete with raised first floor mezzanine and staff welfare facilities. The rear benefits from direct access from an electric up and over roller shutter door, providing shared access down the side of the property.

Externally, the property benefits from a private yard to the front which is currently utilised for customer car parking.

ACCOMMODATION

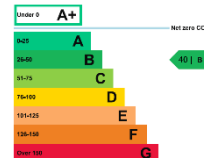
Ground Floor (Showroom)	173.50m ²	1,867ft ²
First Floor (Showroom)	154.18m ²	1,659ft ²
Ground Floor (Rear)	173.89m ²	1,871ft ²
Mezzanine (Rear)	101.29m ²	1,090ft ²
Total	602.86m²	6,487ft²

RATING ASSESSMENT

We have been unable to obtain the current Rateable Value for this property. Interested parties should confirm the current position with the Local Authority.

EPC RATING

B40



TERMS

The property is available by way of a new lease with terms to be agreed at £42,500 (Forty Two Thousand Five Hundred Pounds) per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

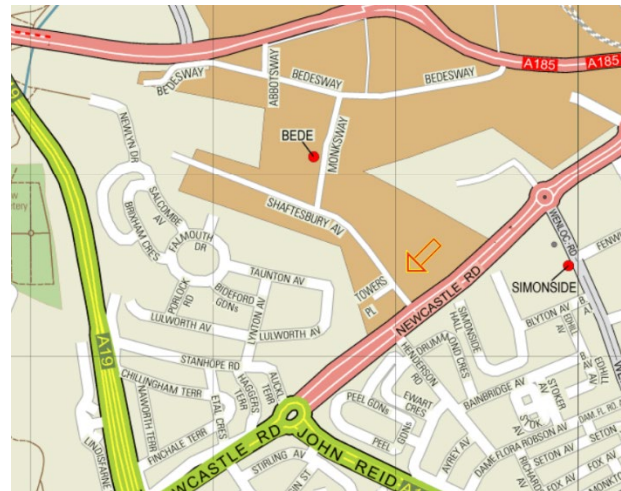
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AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their 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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located within 300ft



0.5 miles from Bede and Simonside Metro Stations



275ft from Newcastle Road (A194)
0.6 miles from A19 & A185



14 miles from Newcastle International Airport

