

For Sale



Unit 2B, Throckley Way

South Shields, NE34 0NU

 **naylors**

To Let

Industrial Building with Office Space & Additional Land

8,200 Sq Ft (761.79 Sq M)

- Great location
- Rarely available
- Long leasehold sale
- Additional land in title



Location

The property is strategically located on the well-established Middlefields Industrial Estate in South Shields, offering excellent connectivity. Situated just 1.8 mile from the A19, this provides quick and convenient access to the broader motorway network.

The area is very popular with engineering, industrial and trade occupiers, with the Port of Tyne nearby. South Shields town centre is located around 2 miles away, with transport links such as the metro, just 0.5 miles away from the estate.

Description

The property comprises the following:

- Semi-detached, purpose-built warehouse configured to offer open plan warehouse.
- Roller shutter door access measuring 3.5m x 3.5m.
- Pedestrian door access leading to lobby area and offices.
- Warehouse benefits from LED strip lighting, WCs, large gas air blowers and eaves height of 4.3m rising to 5.8m.
- Mezzanine benefits from LED strip lighting and kitchenette.
- Office accommodation over two floors fitted with carpeted floors, painted elevations, gas central heating and fluorescent lighting.

Utilities

We understand the property has connections to mains services. We advise any interested parties to make their own enquiries in this respect.

Terms

Our client is seeking offers in the region of £335,000 for the long leasehold interest.

Tenure

We understand the property is held by way of long leasehold. The unexpired lease term remaining is 57 years.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

Warehouse:	5,360 sqft	(497.95 sq m)
Mezzanine:	2,840 sqft	(263.84 sq m)
Total:	8,200 sqft	(761.79 sq m)

EPC

Please contact Naylors.

Rateable Value

The Rateable Value (April 2023) is £21,250.

Legal Costs

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

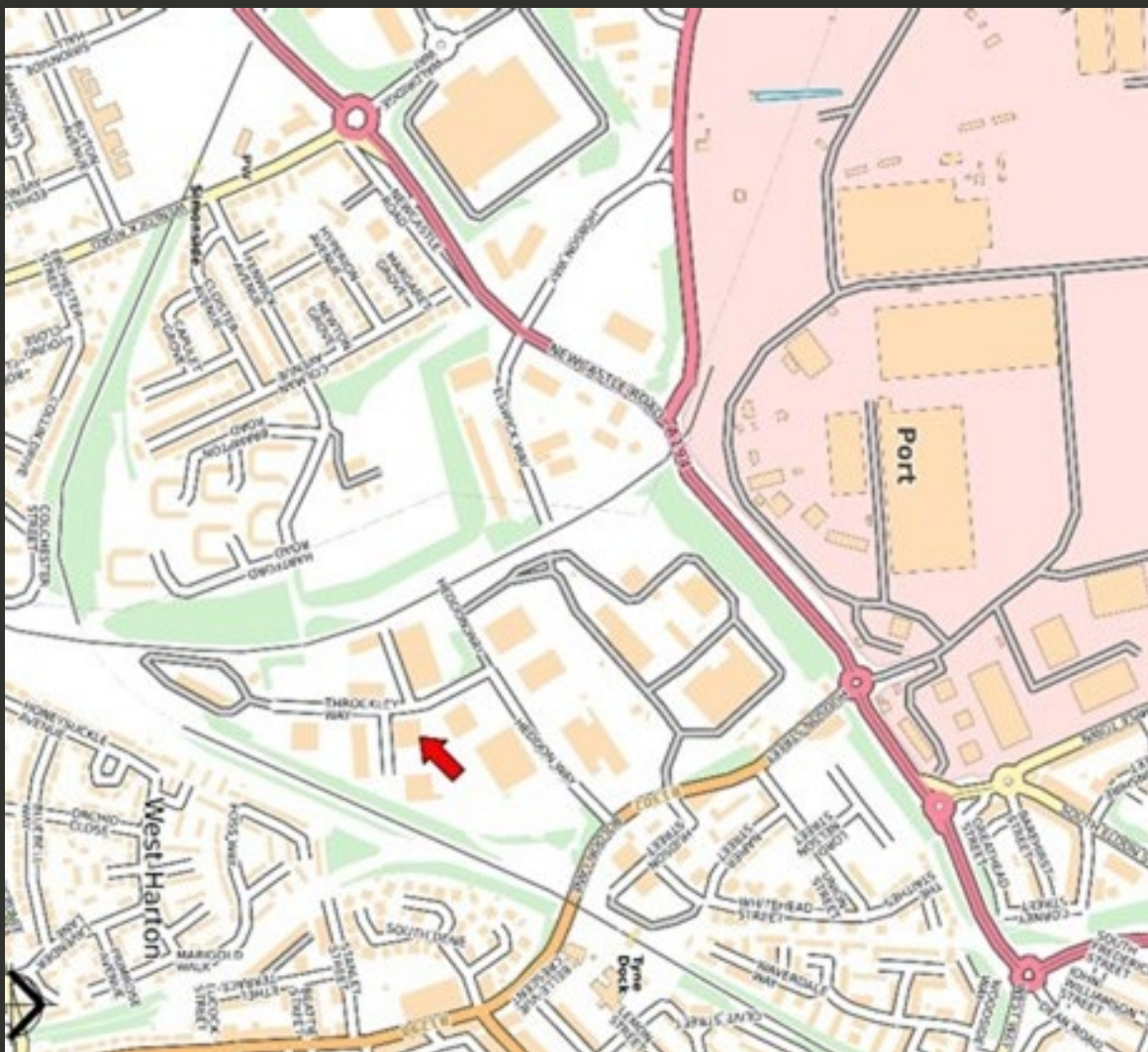
VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).





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