

To Let



Unit 1, Alder Road

West Chirton Industrial Estate, North Shields, NE29 8SD

 **naylors**

To Let

Prominent Modern Production / Warehouse Unit

50,944 Sq Ft (4,735 Sq M)

- Detached modern production/warehouse unit with offices
- Close to A19, A1058 Coast Road, Tyne Tunnel and Silverlink Retail Park
- Fully enclosed site with ample car parking

Location

The property is located on Middle Engine Lane on the established West Chirton North Industrial Estate which lies approximately 1 mile north of the A1058 Coast Road/A19/Silverlink junction. The estate is served by regular bus services connected to Tyne and Wear Metro and Northumberland Park. Nearby occupiers include Rules with Packaging, Virgin Media, PTS, J Care and North Tyneside Council.

Description

The property comprises a detached production/warehouse unit of steel frame construction with profile clad elevations under a part felt /metal roof.

To the northern elevation there is office accommodation, which is partly carpeted with double glazed windows, LED lighting and gas central heating. There is w/c facilities at opposite ends of the office together with kitchen.

Above the offices is a mezzanine office area mostly which has a concrete floor which provides further storage space and additional offices.

The warehouse comprises an open plan area with painted concrete floor with LED lighting, w/c facilities and three electric roller shutter doors measuring approximately 4.5 metres wide by 5 metres high. The eaves height extends to approximately 5.5m. There is an extensive yard and ample car parking surrounding three sides of the property where this extends to approximately 1.1 acres.

Accommodation

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

Ground Floor:	4,972 sq ft	(463 sq m)
Mezzanine/Office:	4,972 sqft	(463 sq m)
Warehouse:	41,000 sq ft	(3,809 sq m)
TOTAL GIA:	50,944 sq ft	(4,735 sq m)

Terms

The property is available on a new FRI lease for a term of years to be agreed.

Rent

331,136 per annum exclusive.

EPC

The property has an EPC rating of C 73.

Rateable Value

The Rateable Value 2026 List: £220,000.

Services

We understand all main services are connected to the property. Interested parties are requested to satisfy themselves in this regard.

VAT

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

Legal Costs

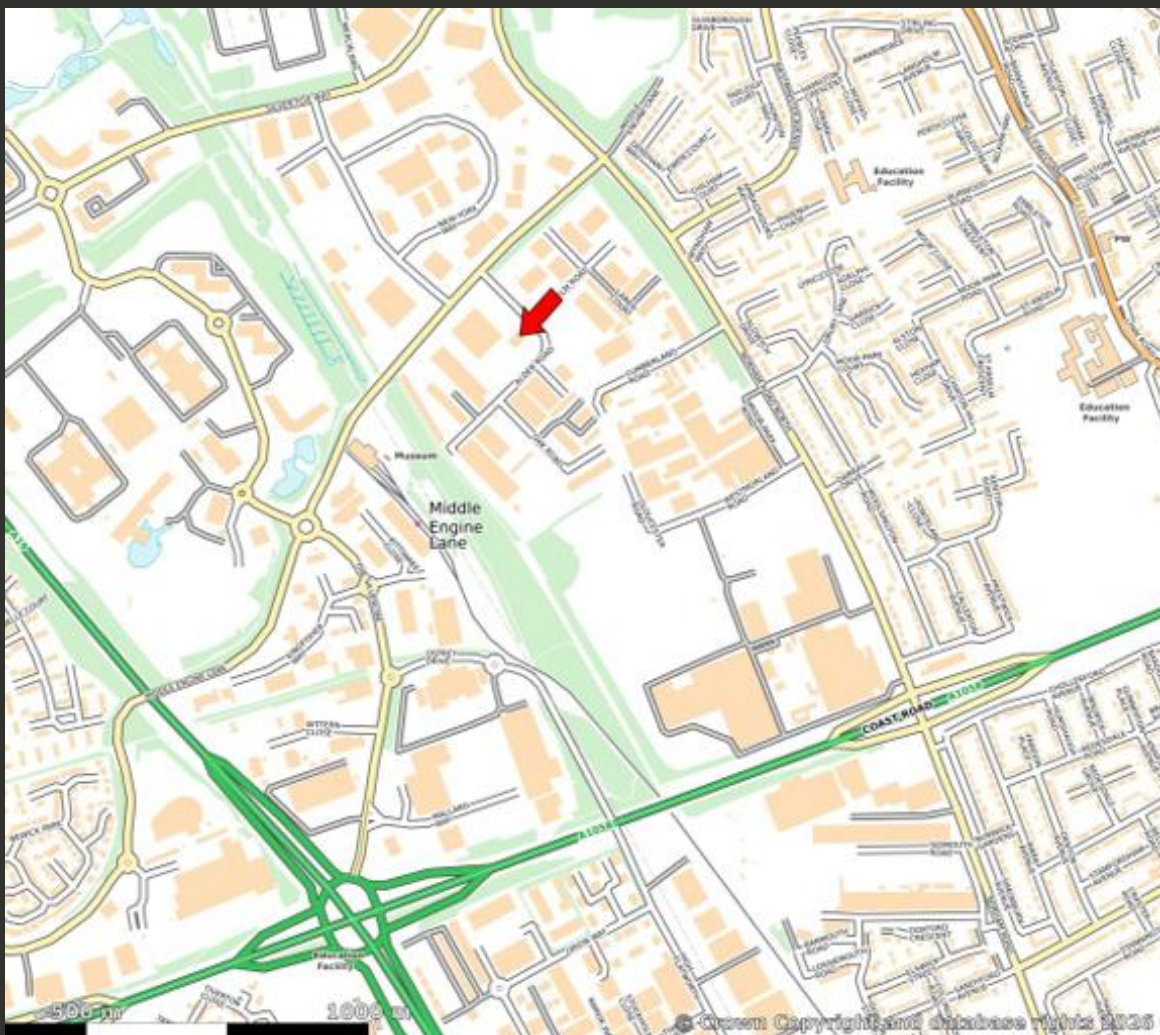
Each party to be responsible for their own legal costs incurred in this transaction.

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 tenant(s).







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