

To Let



Unit 3 Neptune Court

Tyne Tunnel Industrial Estate, NE29 7UW

 **naylors**

To Let

Industrial Unit

4,466 sqft (414.95 sq m)

- Modern mid-terrace industrial unit
- High quality office accommodation
- External loading and parking
- Sought after location

Location

The property is located within Neptune Court on Orion Business Park which is at the north west corner of the Tyne Tunnel Trading Estate, a long established industrial location adjacent to the A19 providing over 2,500,000 sqft of industrial, business and commercial space. The property benefits from excellent road links being located very close to the A19 Tyne Tunnel and the A1058 Coast Road providing excellent access throughout the region. Businesses in the vicinity include Jewson, AIS, Toolstation, Screwfix, Vroom Car Supermarket and TPS.

Description

The property comprises a modern mid-terrace light industrial workshop built in approximately 2005 of steel portal frame construction with brick and profile sheet clad elevations under a mono pitch roof with high bay LED lighting in the warehouse area. The warehouse has concrete flooring and is currently partitioned into several different storage areas. An electrically operated roller shutter door provides access to the space measuring 3.2m wide by 4m high. The unit contains a ground floor office space which is broadly open plan with a meeting area and is carpeted with suspended ceiling including recessed LED lighting. Male and female WCs and a kitchenette are also present. A first floor office mezzanine level has also been constructed with stairway access. This provides further open plan and cellular office space along with a further kitchenette and shower room. The offices on both floors are heated by an air source heat pump via radiators. Solar panels on the roof generate 3000kWh of electricity per annum which feeds into the tenants supply. This allows a tenant to benefit from lower electricity bills. Minimum eaves height in the warehouse area is 5.52m to the haunch extending to a maximum of 8.71m to the roof sheets at the front elevation of the warehouse.

Externally the property opens onto a concrete yard and loading area with allocated parking.

Accommodation

Ground Floor Warehouse & Offices:	3,456 sqft	(329.41 sq m)
Mezzanine Office:	920 sqft	(85.54 sq m)
Total:	4,466 sqft	(414.95 sq m)

Terms

The unit is available by way of a new FRI lease for a term of years to be agreed at a quoting rent of £39,100 per annum exclusive.

Rateable Value

The property has a current Rateable Value April 2026 of £26,750.

EPC

The unit has a current rating of B27.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT where chargeable.

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) and purchaser(s).





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