

BEDE TRADE PARK

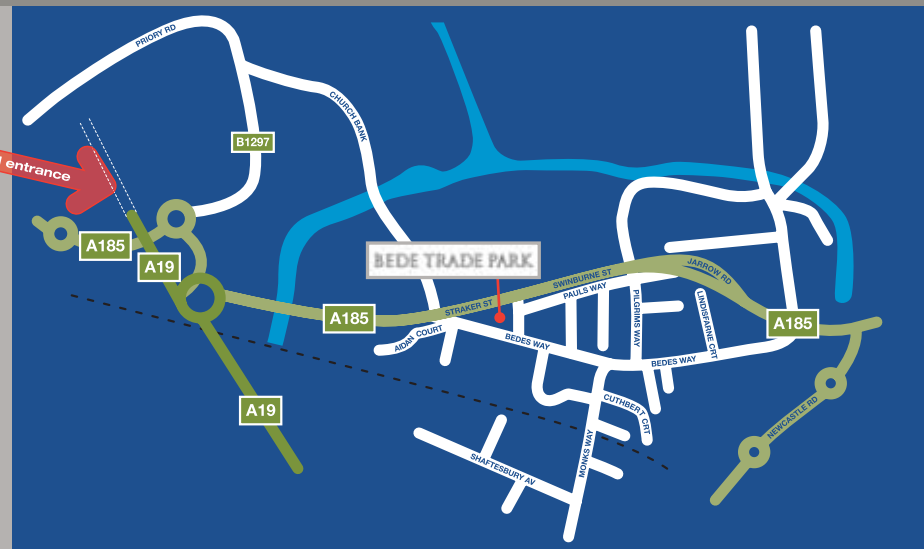
A185, Bede Industrial Estate, Jarrow



NEW TRADE PARK
CLOSE PROXIMITY TO A19 AND TYNE TUNNEL
UNITS FROM 101 SQ M (1,098 SQ FT)
TO 311 SQ M (3,344 SQ FT)

BEDE TRADE PARK

Bede Trade Park comprises a high quality Trade counter development providing a total of 1,026 sq m (11,051 sq ft) in individual units ranging from 101 sq m (1,090 sq ft) to 311 sq m (3,344 sq ft).



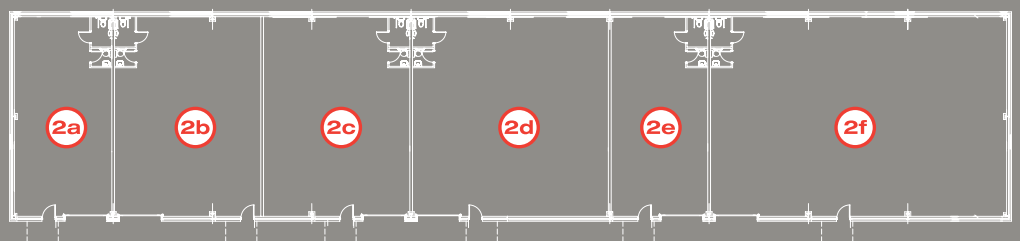
LOCATION

Bede Trade Park occupies a strategic location fronting the A185 Jarrow to South Shields Road and in close proximity to the A19 / Tyne tunnel entrance. The development forms part of the substantial and well established Bede Industrial Estate. Bede Metro Station and the Port of Tyne are in close proximity. Unit 2a has been let to Greggs PLC for use as a bakery shop.

CLOSE PROXIMITY TO
A19 AND TYNE TUNNEL

ACCOMMODATION

Unit	Sq M	Sq Ft
2a	LET TO GREGGS PLC	
2b	153	1,651
2c	153	1,651
2d	206	2,217
2e	LET TO ONSPEC	
2f	311	3,344



SPECIFICATION

The scheme has been designed to a high standard and the specification includes the following:

- Floor loading – 37,5 Kn/sq m.
- 4 metres to underside of haunch between
- Brickwork and flat panel composite cladding in albatross and merlin grey
- Generous car parking
- Fully fenced site
- Feature tenant directory signs, fronting A185
- Attractive landscaped environment

TRAFFIC COUNTS

South Tyneside Council Transport Services Department estimate that approximately 18,000 vehicles pass **Bede Trade Park** each day.

VAT

All rents and other charges will be subject to VAT at the standard rate.

TERMS

The units are available to let by way of new internal repairing and insuring leases on terms to be agreed. Rental on application to the agents.

Contact: Donna Stewart
/ Steve Brown



Misrepresentation Act

These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. Feb 2005.