



**TO LET**

## Site 4 West Chirton (South) Industrial Estate

North Shields, Tyne & Wear NE29 7TY

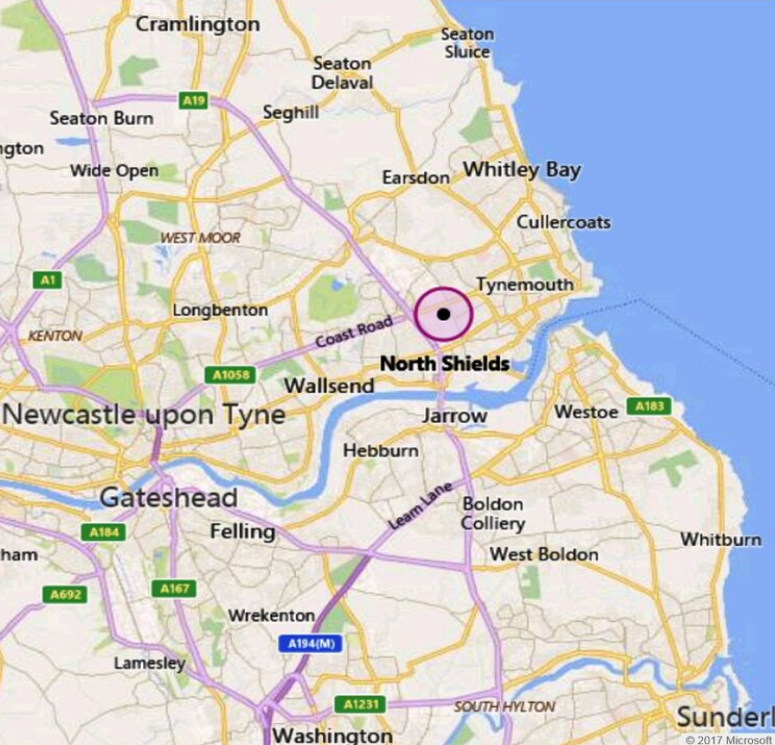


- Short term lets available
- Industrial storage uses
- Development opportunity
- Just off A1058 coast road
- Good access to A19/Tyne Tunnel
- Close to Tesco Extra

**Land for Storage / Development**  
**0.909 hectares (2.25 acres)**



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## TRAVEL DISTANCE

	Miles	Mins	Transport
A1058 Coast Road	0.2	2	Car
A19	1.1	4	Car
Royal Quays Outlet	2.1	7	Car
Percy Main Metro	0.8	15	Walk

Source: theAA.com

# Site 4, West Chirton (South) Industrial Estate

North Shields, Tyne & Wear



## LOCATION

West Chirton (South) Industrial Estate is accessed from the A1058 Newcastle to Tynemouth Coast Road and the estate is located approximately 1 mile from the A19 providing good access to the region's road network.

Nearby amenities include Tesco Extra, Coast Road Retail Park, Silverlink Retail Park, Royal Quays Shopping Outlet, North Shields Fish Quay and the Port of Tyne International Passenger Terminal.

## DESCRIPTION

West Chirton (South) Industrial Estate includes single storey terraced workshops ranging in size from 580 to 2,992 sq ft plus factory/storage units up to 10,262 sq ft. Site 4 provides an ideal storage or development opportunity of 0.909 hectares (2.25 acres), to be let as a whole or split into 2 no separate parts. The site is concrete surfaced and is accessible from both front and side access roads, Sidmouth Road and Plymouth Road.

## SPECIFICATION

- Level site
- Concrete surfaced
- Multiple access points
- Utility connections nearby
- Excellent transport links

## TERMS

1 to 2 year lease contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954

Only 3 months notice required to vacate

Rent payable monthly in advance. Rent on application.

## VIEWING / FURTHER INFO

Please contact Northern Trust to arrange an appointment



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