

# TO LET INDUSTRIAL / DISTRIBUTION UNIT

1,414.3 sq m (15,224 sq ft)



# UNIT 30A

## NEW YORK WAY

NEW YORK INDUSTRIAL PARK **NE27 0QF**



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### LOCATION

Unit 30A is located approximately 6 miles east of Newcastle City Centre on New York Industrial Park in the Silverlink area of North Tyneside. Cobalt Business Park and Silverlink's retail facilities, which include cafes and food outlets, are within close proximity.

The unit is situated off New York Way adjacent to the Wolseley building and its inclusive trade counter. Excellent road links are provided by the A1058 Coast Road and A19 both of which are accessed via the Silverlink Junction less than 1 mile from the property. Access to the A1 is 6 miles to the north via the A19.

Significant improvements are currently underway at the Silverlink junction and alongside the recently dualled nearby Tyne Tunnel this will further enhance the area's reputation as a significant distribution and manufacturing location.

The Port of Tyne's deepwater port facilities are within 3 miles and Newcastle International Airport is within 12 miles.

### AVAILABLE ACCOMMODATION

Unit 30 was originally built as a single unit but has been subdivided into 2 separate facilities, Units 30A and 30B.

The property has been measured in accordance with the RICS Code of Measuring Practice (6th ED.) and the approximate floor areas for each option are provided as follows:

UNIT 30A		
Warehouse	1,125.1	12,110
Office	289.2	3,114
<b>TOTAL</b>	<b>1,414.3</b>	<b>15,224</b>



### SPECIFICATION

The unit benefits from the following specification:

- Steel portal frame construction providing open plan warehousing / manufacturing space
- Eaves height of approximately 7m rising to 10m at the apex
- Floor loading – 30 kN/m<sup>2</sup>
- Electrically operated sectional loading door to warehouse areas (height 4.5 m x width 3.6 m)
- Large secure service yard with expansion land for additional parking / yard
- 11 parking spaces with potential for overflow in service yard





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### OFFICES

Unit 30A benefits from a single storey reception area, open plan office accommodation, canteen and WC facilities built to a high standard with central heating throughout.

### SERVICES

Unit 30A benefits from mains electricity, gas and water supplies. Substantial comms infrastructure is available via multiple providers, including Virgin Media's main North East fibre hub located nearby.

### AMENITIES

A mix of retail and leisure services are provided by the nearby Silverlink Retail Park including Next, Boots, McDonalds and an Odeon cinema.

Further facilities are available in the adjacent Cobalt Business Park, including health club and gym at the Village Hotel, Busy Bee Nursery, NHS Centre, as well as retail and food outlets including Tesco Express, Greggs and Spud & Lettuce.

### GRANT ASSISTANCE

Financial assistance may be available via North Tyneside Council to support the growth of companies relocating to the area. To discuss eligibility please contact Sean Collier in the Economic Development team at North Tyneside Council on 0191 643 6409 or visit [www.investnorthtyneside.co.uk](http://www.investnorthtyneside.co.uk)

### TERMS

Unit 30A is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £83,750 per annum.

### RATING

According to the Valuation Office Agency website ([voa.gov.uk](http://voa.gov.uk)), Unit 30A has a Rateable Value of £72,000.

### ENERGY PERFORMANCE

The property has an Energy Performance Asset Ratings (EPAR) of C (59). Further information is available on request.

### VAT

All figures within these terms are exclusive of VAT where chargeable.



A19

# UNIT 30A NEW YORK WAY

Cobalt Business Park

Village Hotel

Norfran

Wolseley

National Grid Complex

Ramage Transport

Ramage Transport

Virgin Media

Nolato

Nolato

RBV Energy

Dalesman

CMR Group

Travis Perkins

PTS

Elanders

END Clothing

Freudenberg  
Technical Products

Unika Colour Products

Knowledge IT

Ford Component  
Manufacturing

Evans Halshaw

Shell Petrol Station



# UNIT 30A

SAT NAV: NE27 0QF



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