

WAREHOUSE / MANUFACTURING DEVELOPMENT

L5, INTERSECT 19

TYNE TUNNEL ESTATE, NORTH SHIELDS, NE29 7UT

UK

UK LAND ESTATES

READY FOR OCCUPATION SEPTEMBER 2017



HIGH BAY MANUFACTURING UNIT

5,335 SQ M (57,425 SQ FT)



Unit L5 is now under construction and represents the latest phase of development at one of the north east's best located industrial and logistics schemes – Intersect 19.

BE AT THE HEART OF THE INDUSTRY

Situated on Tyne Tunnel Estate, Intersect 19 is strategically located in the commercial hub of North Tyneside, providing excellent access to the north east's major road networks as well as a local workforce recognised for being both highly capable and cost effective.

The estate is one of the most well-established business locations within Tyne & Wear comprising over 2 million sq ft of commercial property. It is a focal point for manufacturing and distribution alike boasting occupiers including Marshalls, Screwfix, JTF Wholesale, Jewsons and many others. Phase 1 of Intersect 19 attracted companies of national and international calibre including Fisher Services and SMD, specialists in remote subsea technology.

THE LOCATION

Tyne Tunnel Estate is adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road. Newcastle City Centre is located less than 7 miles to the west via the A1058 with Sunderland City Centre 12 miles to the south via the A19.

Newcastle International Airport offers regular flights to destinations across the UK, Europe and Dubai as well as air freight facilities, while Ports of Tyne and Sunderland are both situated in close proximity.

The estate is exceptionally well served by public transport. The Route 19 bus service provides access from surrounding residential areas as well as linking to other modes of transport including Metro stations at Northumberland Park, Percy Main and North Shields Town Centre as well as the North Shields ferry. The service also visits retail and leisure outlets including Silverlink Retail Park and Royal Quays Leisure Park and Factory Outlet.

SPECIFICATION

Unit L5 will be built to a high standard consistent with Phase 1 of development and will provide the following:

OFFICE ACCOMMODATION

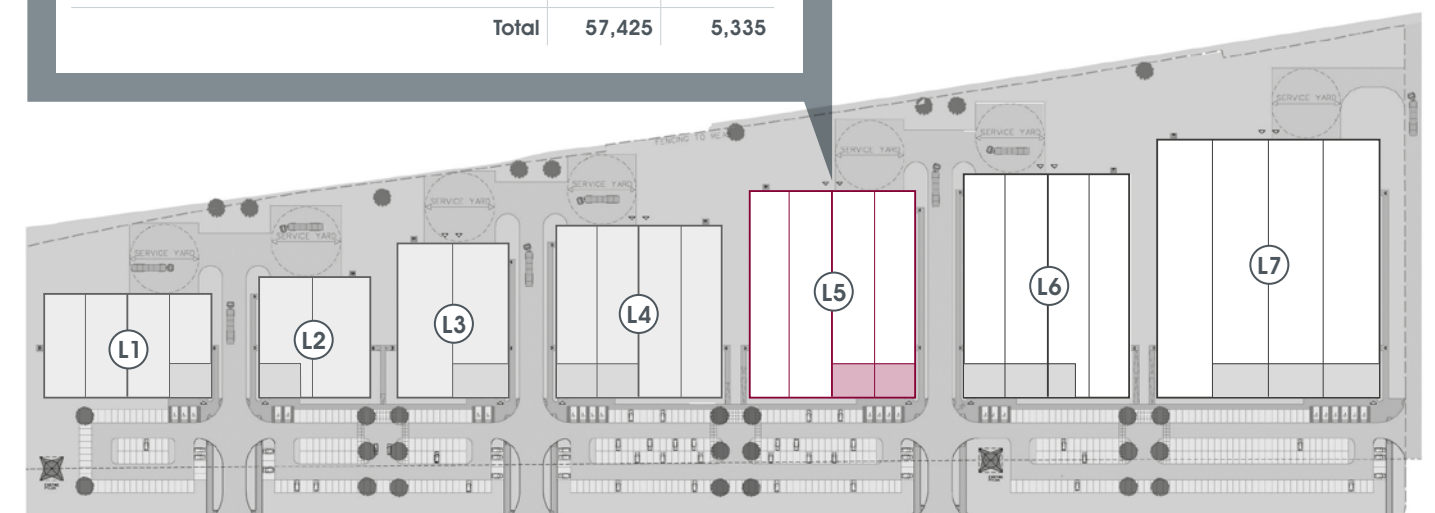
- High specification open plan office accommodation (to CAT A)
- Meeting room & staff amenities
- Low pressure hot water heating system with perimeter radiators
- Mezzanine enabling low cost extension of offices at first floor level

WAREHOUSE

- Execution Class 3 steel portal frame capable of accommodating a 20T gantry crane
- Height to underside of haunch: 9.9 m
- Reinforced concrete floor: loading up to 50kN/m²
- Secure service yard and extensive parking
- Incoming electrical supply: 431KVA
- Substation with capacity of up to 1MVA

SCHEDULE OF AREAS

Area	sq. ft	sq. m
Warehouse / production area	48,588	4,514
Office accommodation, meeting room and amenities	4,370	406
First floor mezzanine	4,467	415
Total	57,425	5,335



PHASE 1

PHASE 2

RELOCATION SUPPORT

North Tyneside Council may be able to help you identify and secure financial support to assist you in your relocation. Please contact the agents for further information.

AVAILABILITY & RENTAL TERMS

Unit L5 is available on a new FRI lease for a term of years to be agreed at a rent of £290,000 per annum.

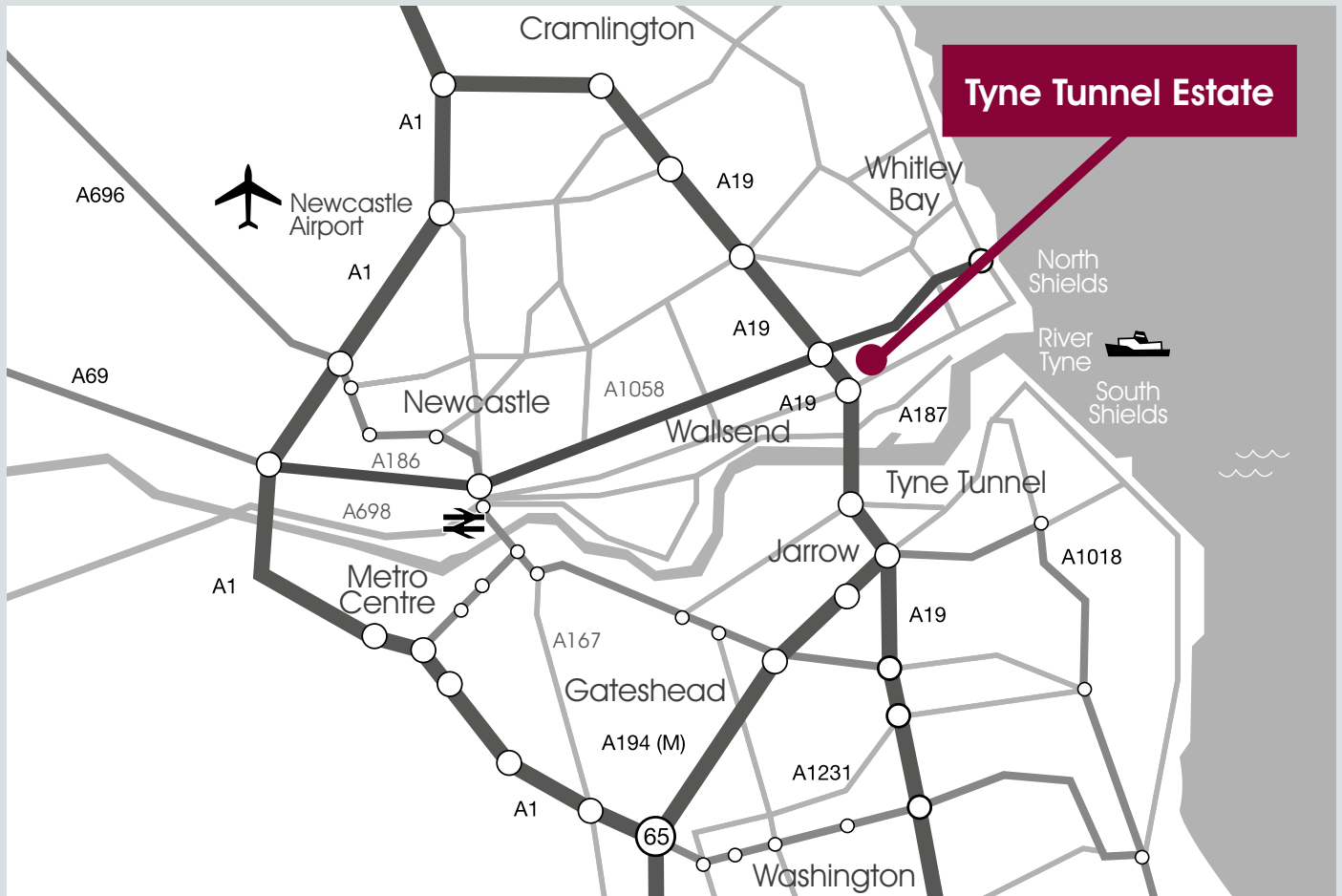


UNIT L3

WAREHOUSE / MANUFACTURING DEVELOPMENT

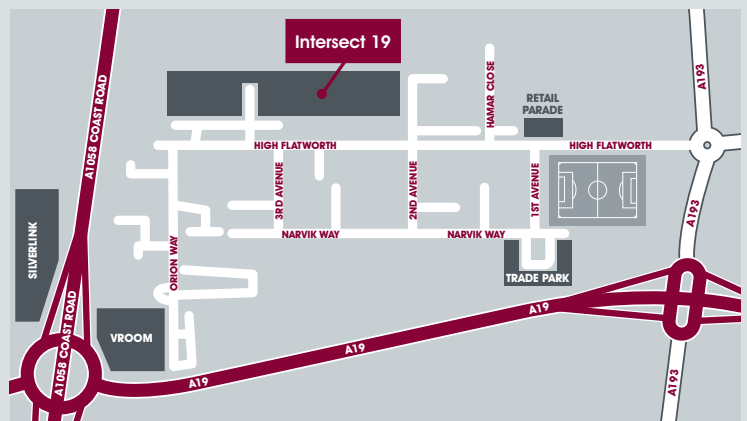
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TRAVEL DISTANCES

Distance	Destination
2 miles	Port of Tyne
7 miles	Newcastle
17 miles	Newcastle International Airport
98 miles	Leeds
127 miles	Edinburgh
163 miles	Glasgow
283 miles	London



ALL ENQUIRIES

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