



## Industrial/Warehouse Unit with Extensive Yard

**32,763 ft<sup>2</sup> (3,043.97 m<sup>2</sup>)**

- Extensive detached warehouse
- Low site cover
- Excellent communication links

For further information please contact:

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### Location

The property is situated off Commercial Road, South Shields in a mixed use area on a former industrial area on the banks of the River Tyne. A large area of industrial buildings have been cleared and given way to the Riverside Regeneration Scheme which comprises a mixture of residential, retail and leisure development. The site remains in an industrial use with South Tyneside Law Courts and a development site known as Holborn to the west and open land and a housing estate to the west.

The Port of Tyne is approximately 0.5 miles south whilst South Shields Town Centre which has a full offering of shops, services and public transport is also 0.5 miles away.

Transport links are excellent where the A19 and Tyne Tunnel main trunk road is approximately 2 miles away,

### Description

The property comprises a large warehouse which was built in the 1960s, is of steel frame construction with part brick / clad elevations under a corrugated asbestos clad roof with intermittent roof lights. The property spans two bays and has central columns where the eaves extends to approximately 5.5m. The warehouse has two roller shutter doors with office areas to include reception, WCs, meeting room and canteen.

Adjacent is an extended workshop which has been built approximately in the 1990s which has two roller shutter doors, an inspection pit with a mono pitch roof which is of brick and block

construction under a profile metal sheet clad roof.

Externally there is a canopy to provide loading into the warehouse and there is a large yard. There is also 2 portacabins together with a bunded fuel store and there is car parking for approximately 17 cars and the site is fully secured by a 2.4m high fence with secure gates.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) to provide the following Gross Internal Areas:

	<b>M<sup>2</sup></b>	<b>Ft<sup>2</sup></b>
Warehouse (including Office and Amenities)	2,804.08	30,183
Small Adjacent Workshop	239.89	2,582
<b>Total GIA</b>	<b>3,043.97</b>	<b>32,763</b>

The total site area is approximately 0.80 hectares (1.98 acres).

### Tenure

We understand the property is held on a freehold basis.

### Price

Our clients are seeking offers in the region of £985,000.



### EPC

The property has an EPC rating of D79.

### Rateable Value

The Valuation Office Agency (VOA) describes the property as Warehouse and Premises.

Rateable Value (2023) list: £70,500.

### Legal Costs

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

### 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 purchaser.

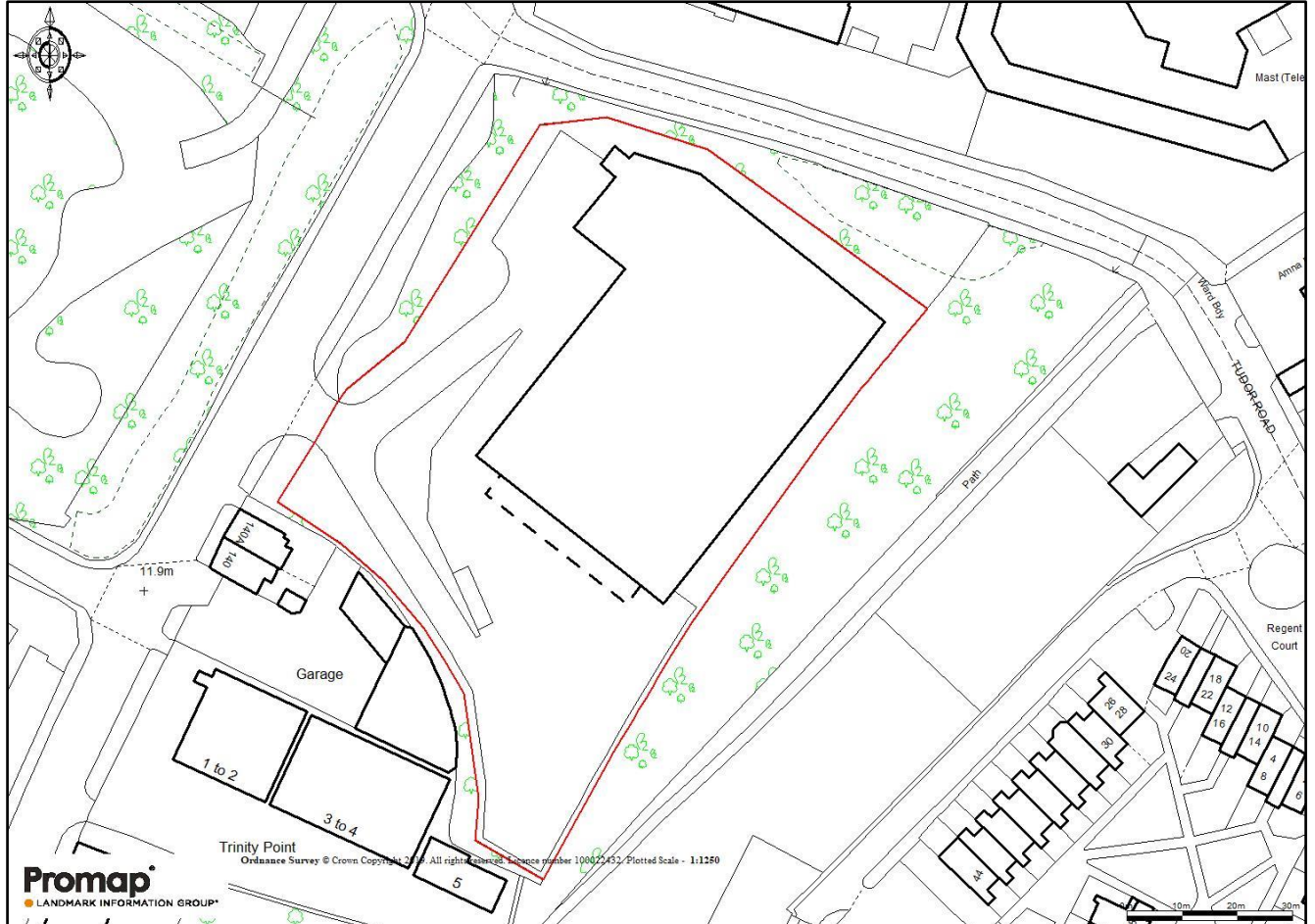
### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.





**FOR SALE**

Commercial Road, South Shields, NE33 1RQ

