



**TO LET**

Units 9 & 10 Neptune Court, Orion Business Park,  
Tyne Tunnel Trading Estate, North Shields,  
NE29 7UW



## Modern Detached Industrial Unit 8,208 ft<sup>2</sup> (763 m<sup>2</sup>)

- **Available Now**
- Modern detached unit
- Excellent access to A19/Tyne Tunnel
- New lease available
- Excellent location

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### Situation

Neptune Court forms part of Orion Business Park which is located in the north west corner of the Tyne Tunnel Trading Estate, which is a long-established industrial location adjacent to the A19 providing over 2.5 million sqft of industrial, business and commercial space.

The property benefits from excellent road links being located very close to the A19 Tyne Tunnel and the A1058 Coast Road and provides excellent access throughout the region.

Close by is the Silverlink Retail Park which comprises a number of retail outlets including McDonalds Drive-Thru, Boots, Sports Direct, M&S and Currys. In addition, Cobalt Business Park is a short distance away which houses the largest office park in the UK and has a number of national and international firms. There is the Village Hotel together with a Travel Lodge.

### Description

The property comprises a detached light industrial unit of steel portal frame construction with brick and profile sheet clad elevations and mono pitched roof of insulated steel cladding with translucent roof.

The property has offices and store rooms of timber frame construction with lighting. There are male, female and disabled WCs together with a kitchen.

The unit has an electric insulated up and over loading door with a minimum eaves height of 6.5m and a mix of sodium and LED lighting.

### Accommodation

The unit has been measured on a Gross Internal Area and provides the following approximate areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Office & Amenity	107	1,148
Warehouse	656	7,060
<b>Gross Internal Area</b>	<b>763</b>	<b>8,208</b>

### Services

We understand that the property benefits from all mains services, none of which have been tested or warranted. Interested parties are required to make their own assessment in this respect.

### Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

On application.

### Service Charge

The service charge budget for the current year is £1,799.84.

### Insurance

The landlord will insure the property and recover the cost from the tenant. The current buildings insurance annual cost is £1,883.88.

## EPC

C 72.

## Legal Costs

Each party will bear their own legal costs in the event of any transaction.

## Rating Assessment

The property is listed on the VOA website as warehouse and premises.

The current Rateable Value (2023 List) Warehouse and Premises: £46,750.

## 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 Institute 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.





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