

# VENUS PARK

Tyne Tunnel Industrial Estate, North Tyneside, NE29 7BY



Northumberland  
Estates



## TO LET

New units suitable for industrial and automotive uses

# SCHEME PLAN

Units 1-3 have detailed planning permission and will provide a high specification of accommodation to include:

- High bay units (Top of parapet - 10.4m/ U/S of Haunch - 8m)
- Minimum 35KN per sq m floor loading
- 7m electric up and over sectional loading doors
- Dedicated secure yards with potential for dock loading
- Designated staff and visitor car parking
- Office and welfare facilities
- EV charging points
- Target EPC rating of 'A'

The units can be adapted to accommodate bespoke requirements.

|              |                     |
|--------------|---------------------|
| Unit 1       | 30,000 sqft         |
| Unit 2       | 16,655 sqft         |
| Unit 3       | 18,275 sqft         |
| Unit 4       | 79,700 sqft         |
| <b>Total</b> | <b>115,640 sqft</b> |





NORTH

A19

A1058

Coast Road

A1058

SOUTH

A19

McDonald's

ais TRAINING

SILVERLINK SHOPPING PARK

MAERSK TRAINING

TESCO

Fishers

Speedy

Lookers  
Customers for Life

JEWSON

VENUS PARK

TOOLSTATION

PLUMB CENTER

SCREWFIX

# LOCATION

## Tyne Tunnel Industrial Estate, North Tyneside, NE29 7BY

Venus Park is located on the Tyne Tunnel Trading Estate, North Tyneside, adjacent to the A19 and north of the Tyne Tunnel. Its prime location offers excellent transport links and superb connections through the North East region and beyond.

The Tyne Tunnel Trading Estate is well served by public transport, having the Route 19 bus service connecting to the Tyne and Wear Metro Service stations Percy Main and Northumberland Park as well as North Shields town centre and surrounding residential areas.



### ROAD

|                     |            |
|---------------------|------------|
| Tyne Tunnel         | 2 miles    |
| Newcastle Upon Tyne | 8 miles    |
| Sunderland          | 10.2 miles |
| Teesside            | 37.4 miles |



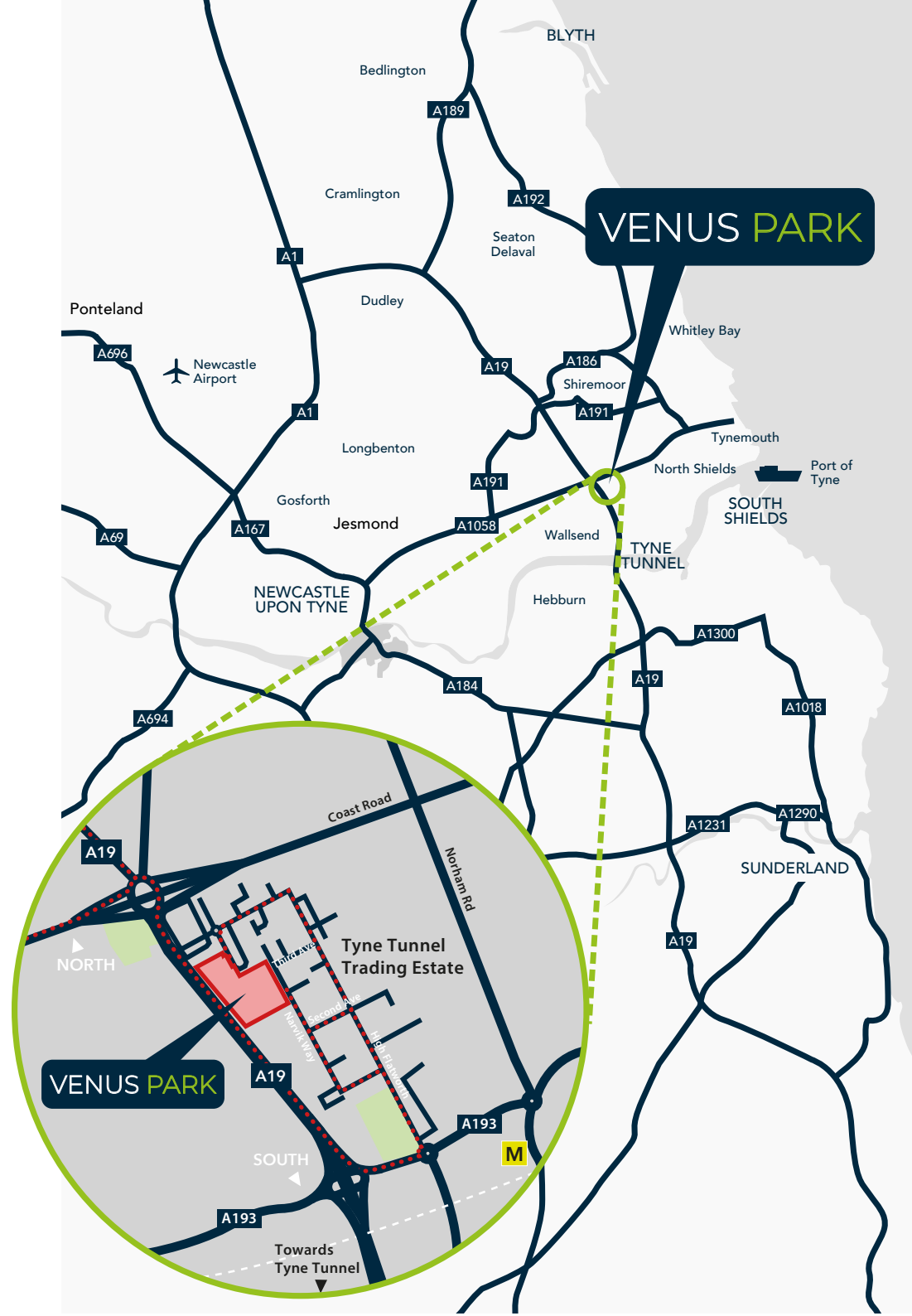
### AIR

|                                 |            |
|---------------------------------|------------|
| Newcastle International Airport | 12.6 miles |
| Teesside International Airport  | 38.7 miles |



### SEA

|              |            |
|--------------|------------|
| Port of Tyne | 3.7 miles  |
| Teesport     | 43.6 miles |



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## ENQUIRIES:



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