

WESTERN APPROACH

TRADE CENTRE

WESTERN APPROACH • SOUTH SHIELDS • NE33 5QU

Part of  AURORA PARKS

Unit 2a
3,004 sq.ft (279 sq.m)

Industrial /warehouse unit

TO LET



Description.



Western Approach Trade Centre comprises 9 trade warehouse units occupying a prominent position with extensive frontage onto the A194 Dual Carriageway in South Shields.

The units are of steel framed construction under a north light style roof incorporating translucent roof panels, with the accommodation comprising open-plan warehouse accommodation ideal for general industrial and trade counter occupiers.

Unit 2A – 3,004 sq. ft.



Accommodation.

Specification.



	SQ M	SQ FT
TOTAL GIA	279	3,004



Steel frame construction



North light style roof
incorporating translucent
roof panels



Minimum eaves height
of 3.5 metres rising to
6.4 metres at the apex



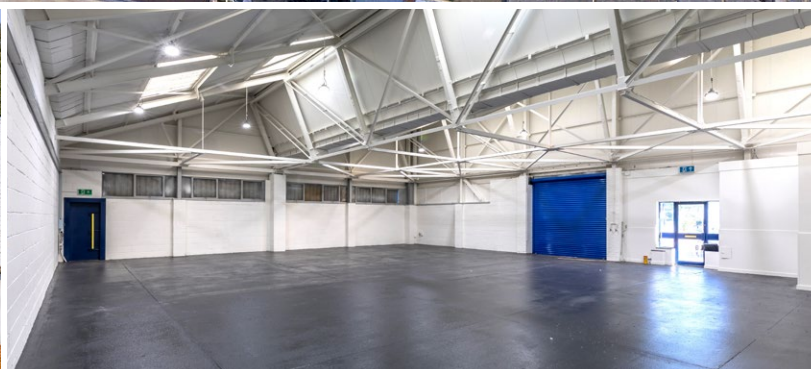
Single roller shutter
door access



WC facilities



Generous shared yard
and car parking provision



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Location.

 Click here to view
Google Maps

 What3Words
hatch.stay.keen

The estate benefits from excellent roadside coverage, with primary access to South Shields, linking with the A19 trunk road approximately 2.5 miles to the south east and forming a direct link to the A1(M).

HGV DRIVETIMES



A19	2.7 miles
A1 (M)	8.3 miles
A167(M)	9.5 miles

Further Information.

LEASE TERMS

The units are available on a new full repairing and insuring lease for a term to be agreed.

BUSINESS RATES

The property has a Rateable Value (2023) List of: £15,250.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

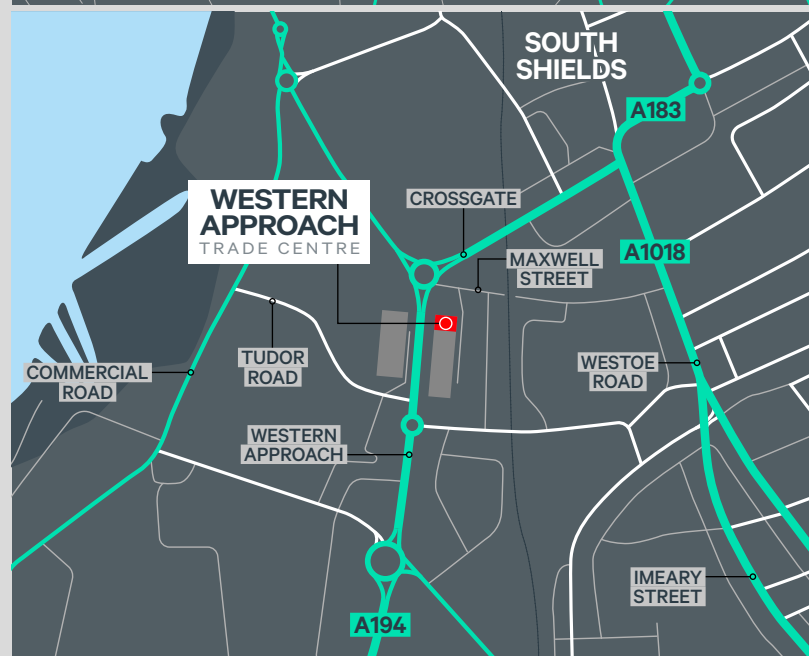
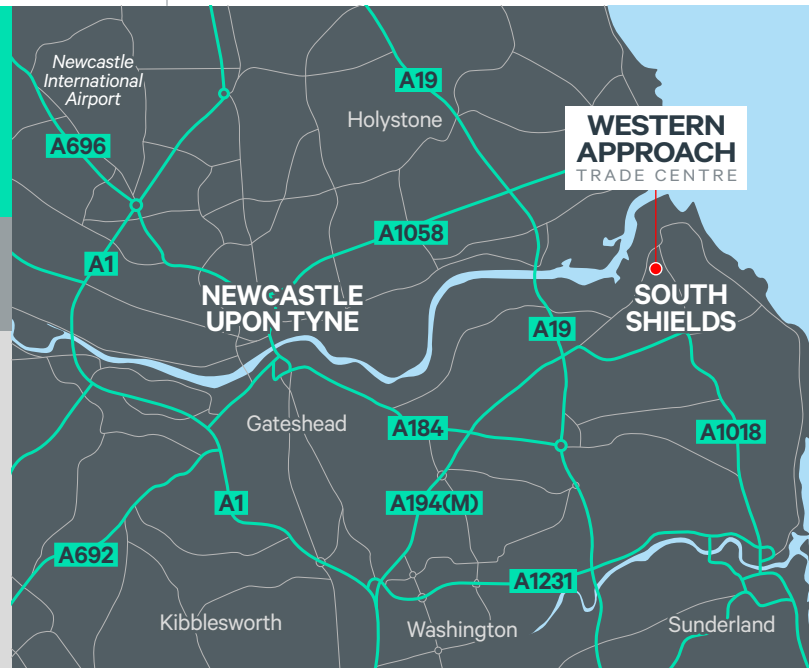
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all Hines Estates.

EPC RATING

The property has an EPC rating of B42



Contact.

For further information or to arrange a viewing please contact the agents:



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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. July 2025

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