



# Elm Park, West Chirton North Industrial Estate

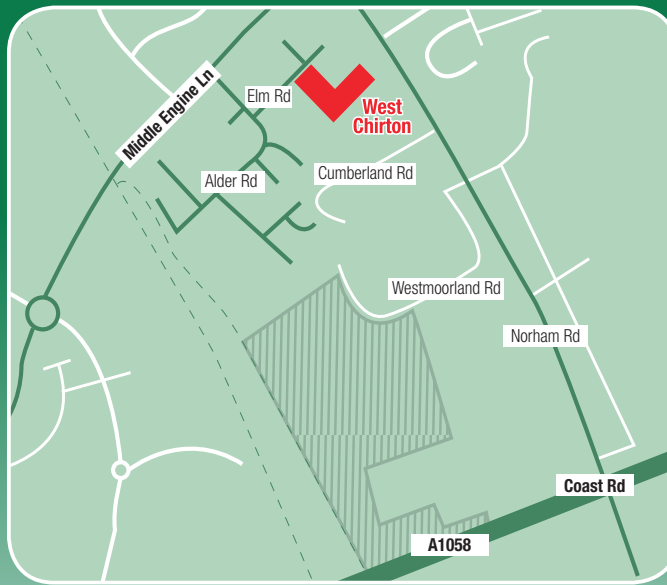
Elm Road, North Shields, Tyne and Wear

Artists impression of units available from May 2014



**TO LET**

**New units available from 140sq m (1,500 sq ft) to 468 sq m (5,035 sq ft)**



### Location:

Elm Park, West Chirton North Industrial Estate is located to the north of the Tyne Tunnel with good access to the A19 and the A1058 Coast Road via Norham Road. The surrounding estate is predominantly commercial, industrial and warehousing units.

### Description:

A modern commercial development providing 17 new build industrial/warehouse units. The units range from 140 sq m (1,500 sq ft) to 276 sq m (2,970 sq ft) and will include the following specification:

- Approximately 4.4M to underside of haunch
- Floor loadings 25kN/sq m
- Electrically operated up and over doors
- Designated car parking
- Office with double glazed windows



### Tenure:

The units are available To Let by way of new FRI leases and full terms are available upon request.

### Viewing:

Strictly by appointment with the lettings agents

### Accommodation:

Unit	SQ M	SQ FT
Unit 1	140	1500
Unit 2	140	1500
Unit 3	140	1500
Unit 4	225	2420
Unit 5	225	2420
Unit 6	225	2420
Unit 7	162	1750
Unit 8	162	1750
Unit 9	198	2140
Unit 10	198	2140
Unit 11	198	2140
Unit 12	194	2090
Unit 13	276	2970
Unit 14	192	2065
Unit 15	192	2065
Unit 16	160	1720
Unit 17	160	1720

Units can be combined



Contact Keith Stewart  
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**Misrepresentation Act**  
These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. August 2013



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