



## To Let

### Shaftsbury Avenue, Simonside Industrial Estate, Jarrow, NE34 9PH

- 550.85sq m (5,929 sq ft)
- Modern warehouse/showroom unit
- Suitable for various uses
- Established location
- Excellent transport links
- Passing rent - £46,250 per annum exclusive

**SUBJECT TO CONTRACT**

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**Location**

The property is located in a prominent position on Shaftsbury Avenue on the Simonside Industrial Estate, Jarrow.

Access to the estate is excellent being located immediately off the A194 Newcastle Road dual carriageway which links South Shields with the A1(M) and the A19. The Tyne Tunnel is also located 1 mile to the north east. The Estate has good local facilities nearby being close to the Simonside Metro station and is on a principal bus route with the Port of Tyne Port of Tyne approximately 1 mile to the east.

**Description**

The property comprises a modern semi-detached industrial unit of steel portal frame construction under a pitched insulated roof with brick and block walls with insulated cladding above.

The front of the Internally the property is divided into showroom and warehouse space with a minimum eaves height of 5.8m. WC & kitchen facilities are also provided along with a mezzanine floor and ancillary storage.

Access is via an electric roller shutter door which is 5m x 5m and parking is provided to the front of the site

**Accommodation**

Description	sq m	sq ft
Ground Floor Showroom	187.46	2,017
First Floor Showroom	176.25	1,897
Warehouse	187.14	2,014
<b>Total GIA</b>	<b>550.85</b>	<b>5,929</b>
Mezzanine in Warehouse	84.23	906
Rear Storage	53.29	575

**Terms**

The property is available by way of sub lease or assignment of lease expiring 12<sup>th</sup> November 2033. The lease also contains a rent review and tenant break option on 13<sup>th</sup> November 2028.

A copy of the lease is available on request.

**Rent**

The passing rent is £46,250 per annum exclusive

**Business Rates**

The property is listed in the 2026 Rating list at a Rateable Value of £36,250

Interested parties should speak to the Local Rating Authority to confirm the rates payable.

**Services**

We understand that the property is connected to all mains services.

**Energy Performance Certificate (EPC)**

The property has an EPC Rating of B (40)

**Legals Costs**

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

**Anti Money Laundering**

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

**VAT**

All figures quoted are exclusive of VAT which may apply.

**Viewing**

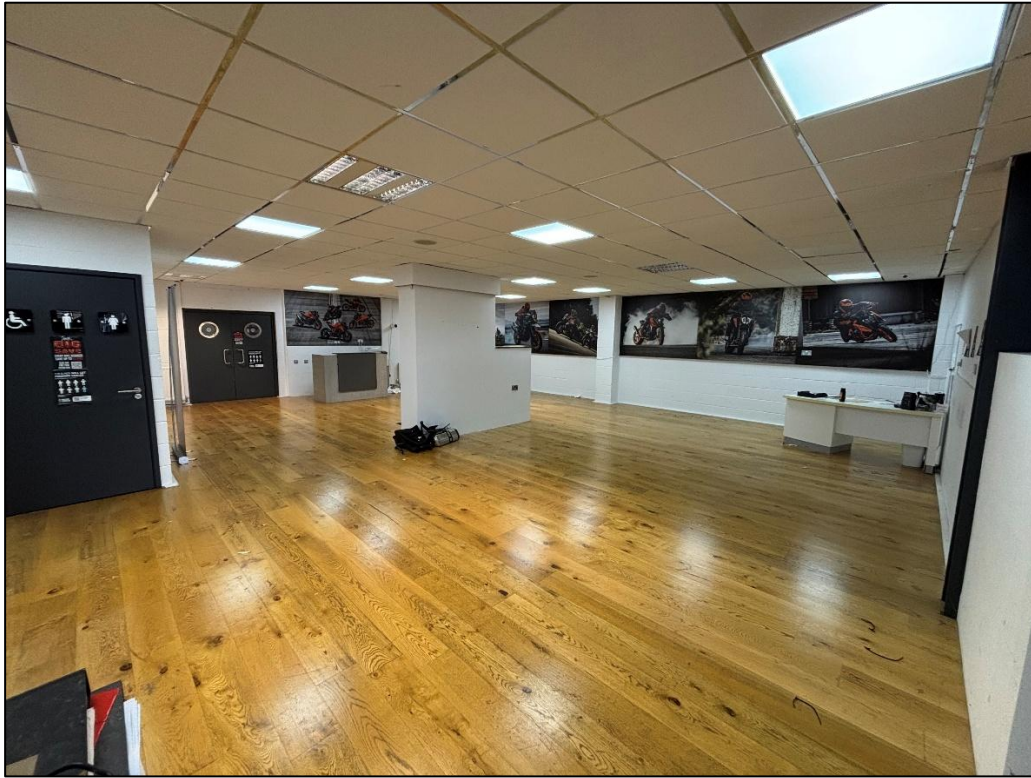
Via Agents HTA Real Estate

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