

to let



The industrial property specialists

REDWOOD COURT JARROW ROAD JARROW SOUTH SHIELDS NE34 9PS



- NEW DETACHED WAREHOUSE / WORKSHOP WITHIN OWN GATED YARD
- LOCATED ON THE BUSY MAIN ROAD - JARROW ROAD (A185)
- UNIT 3 - 72.6M² (781 SQ FT)
- CLOSE TO A19 (M) WITH EXCELLENT COMMUNICATION LINKS

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

LOCATION

The subject premises are located at Redwood Court, Jarrow Road, Jarrow.

The site provides direct access across a shared forecourt to the A185 (Jarrow Road), which in turn links with the A194 offering excellent communication links with the A19, circa 1 mile away.

Within the surrounding area there is a mix of established commercial activity with a combination of leisure, retail and residential.

Jarrow Road is a busy arterial route, offering great passing traffic and visibility.

The exact location is shown on the attached plan.

DESCRIPTION

Redwood Court is a brand-new development, providing three self-contained detached workshop units set within their own gated concrete compounds.

The premises are constructed of steel profile sheet, with concrete floors, offering an internal apex of 5m.

Access to the units is via double full height sliding doors (3m * 4.3m).

Internally each unit will offer open plan workshop along with a single WC and wash basin.

Externally each unit offers a concrete yard, which is secured via 2.4m high security fencing with double gated entrance.

Access to the accommodation is via shared access with the petrol filling station to the front.

ACCOMMODATION

From onsite measurements the premises provide the following Area (GIA):

UNIT 3 72.60 M² (781 SQ FT)

SERVICES

It is understood the property benefits from three phase electric supply, water and mains drainage, with the exception of gas.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational).

BUSINESS RATES

It is understood the premises will need to be formally rated upon occupation.

(All interested parties contact the Local Authority to confirm these figures.)

TENURE

The units are available on new FRI leases for a term of years to be agreed.

RENT

Our client is seeking a rent of £9,100 pa. exc.

RENT BOND

3 months rental bond will be required, in addition to rent being paid 3 months in advance.

ENERGY CERTIFICATE

TBC.

PERFORMANCE

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

July 2021



UNIT 3



UNIT 3 – YARD



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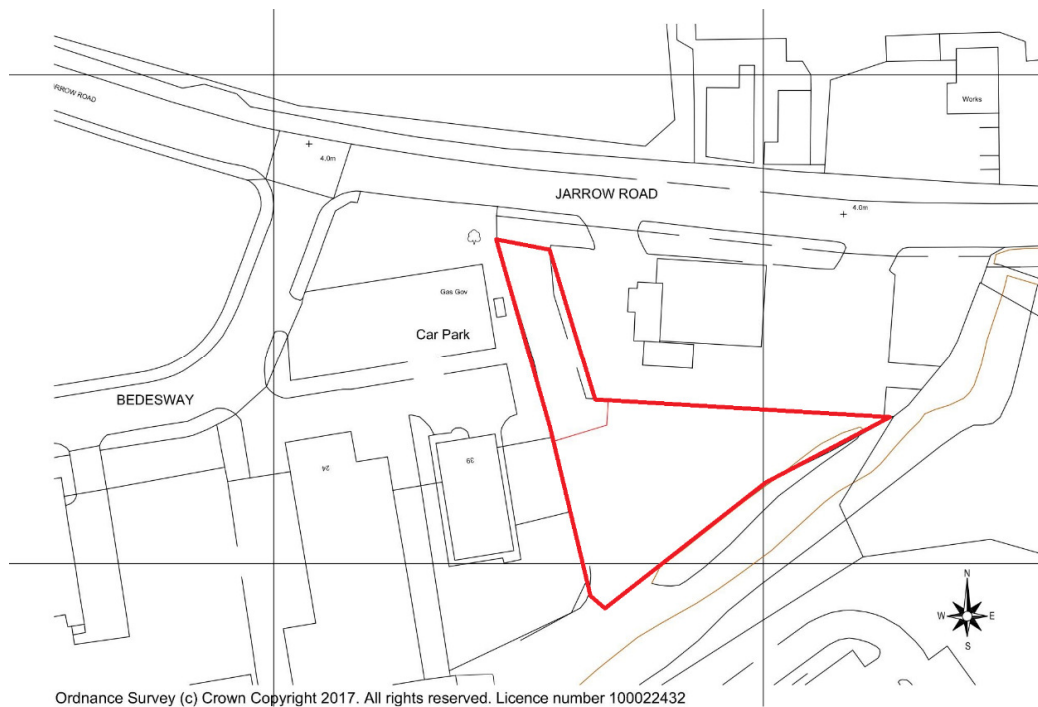
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UNIT 3 – INTERNAL



SITE LAYOUT

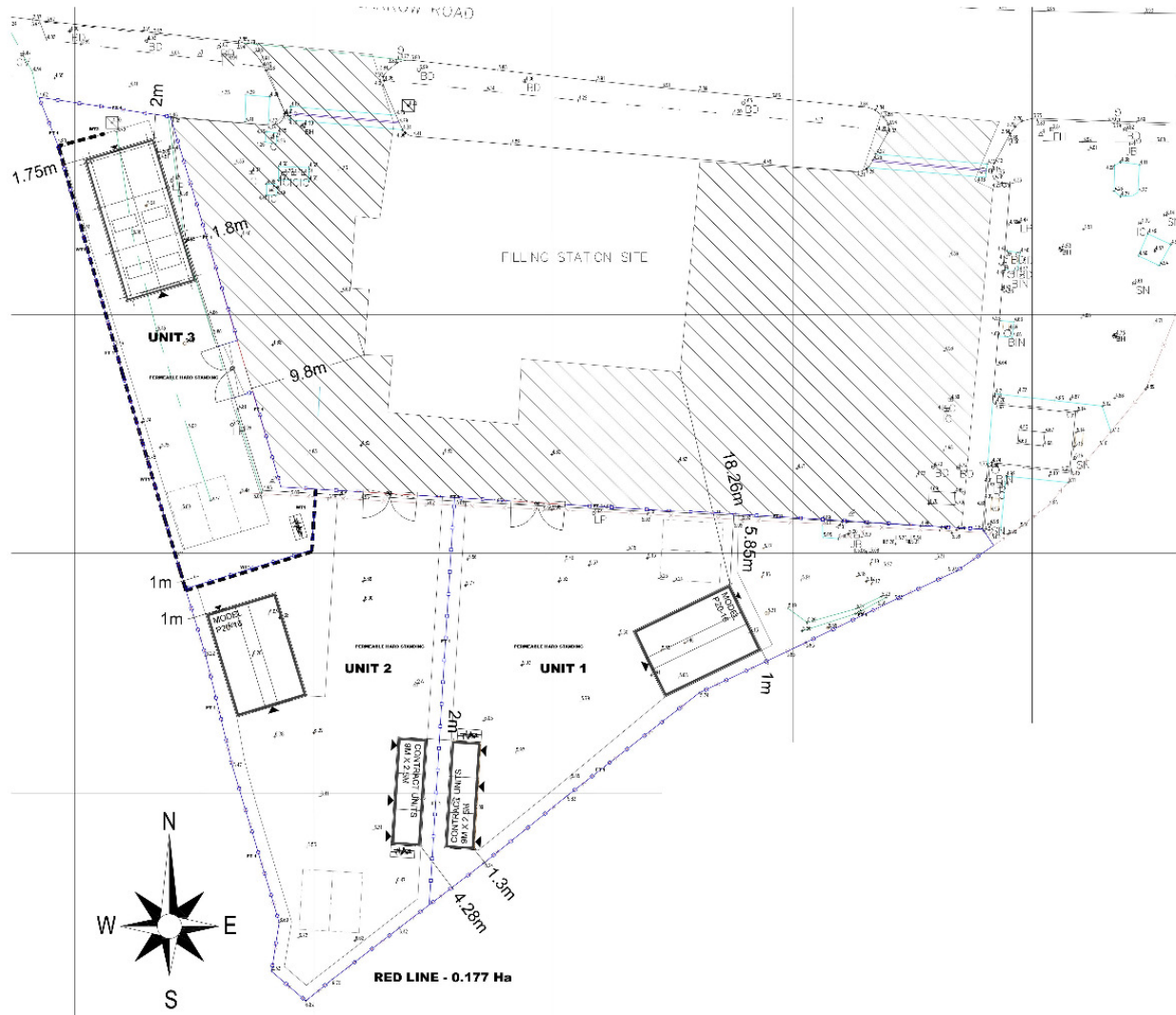


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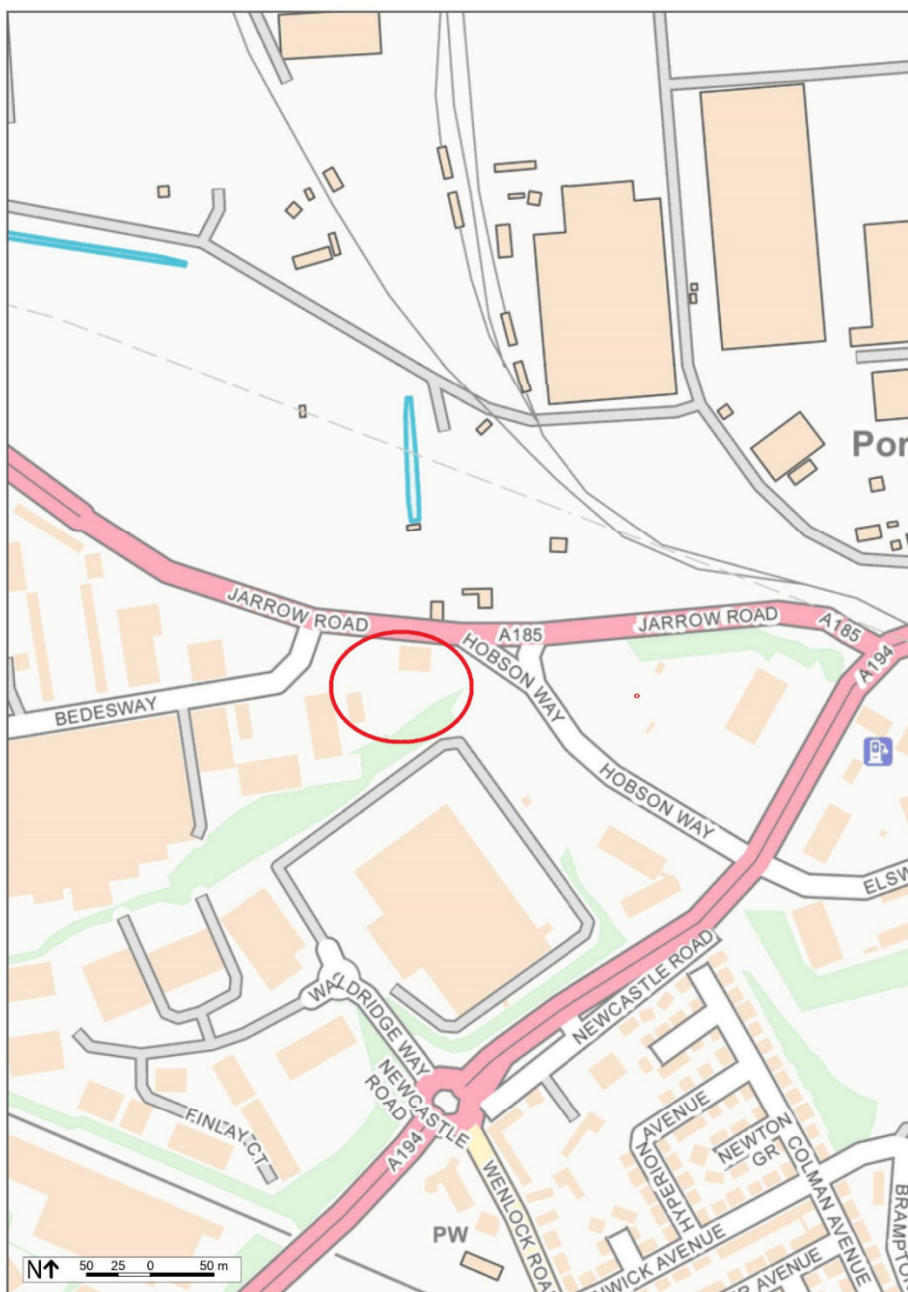
INDICATIVE LAYOUT



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REDWOOD COURT, JARROW ROAD, JARROW, SOUTH SHIELDS, NE34 9PS

Map Information

Scale 1:4746

Date:

Reference

Order No: 2265879



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