

to let

Upon the instruction of Prospect Estates

**AMOS TRADE PARK
AMOS AYRE PLACE
SIMONSIDE INDUSTRIAL ESTATE
SOUTH SHIELDS
NE34 9PD**



- MODERN REFURBISHED SHOWROOM / TRADE COUNTER FACILITY
- ESTABLISHED LOCATION WITH MAIN ROAD FRONTAGE, GIVING HIGH VISIBILITY FROM PASSING TRAFFIC & CLOSE TO TOWN CENTRE
- ADJACENT OCCUPIERS INCLUDING MCDONALDS & TESCO
- UNITS FROM 317.50 M² (3,420 SQ FT) – 3,540M² (38,104 SQ FT)
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION





This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

LOCATION

The subject site and premises are located on Amos Way, Simonside Industrial Estate, South Shields.

The area is principally commercial offering a good mix of quasi retail, trade showroom, Supermarket and residential, along with warehousing and manufacturing.

The Simonside Industrial Estate lies immediately to the north of the A194 Trunk Road approximately 2 miles west of South Shields Town Centre, 0.5 miles from the A19 and 1.5 miles from the entrance to the Tyne Tunnels.

The property occupies a prominent position at the front of the estate facing Newcastle Road and is easily accessible from two nearby Metro stations.

Fronting onto A194 this location benefits from excellent passing traffic with high visibility frontage.

Adjacent occupiers include Tesco, Mcdonalds and ARC Car wash.

Exact location is shown on the attached plan.

DESCRIPTION

The property is to be refurbished shortly, offering six high quality trade warehouse units.

The accommodation will be fitted out to a bare shell standard offering basic office facilities and services.

Further refurbishment can be undertaken – subject specification.

ACCOMMODATION

From architects plans the following units are available. (GIA):

Unit 1:	740 m ² (7,965 sq ft)
Unit 2:	580 m ² (6,243 sq ft)
Unit 3:	580 m ² (6,243 sq ft)
Unit 4:	460 m ² (4,950 sq ft)
Unit 5:	510 m ² (5,490 sq ft)
Unit 6:	670 m ² (7,212 sq ft)

TOTAL GIA : **3,540m²**
(38,104 sq ft)

SERVICES

It is understood the site and premises benefit from all mains services.

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

BUSINESS RATES

It is understood from the Local Rating Authority that the premises will need to be reassessed upon occupation once refurbishment has been undertaken.

TENURE

The accommodation is available on new FRI lease for a term of years to be agreed.

RENT

Our client is seeking rents from £4.00 per sq ft (subject to specification).

Incentives may be available subject covenant and lease term.

ENERGY CERTIFICATE

An EPC can be provided upon request.

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

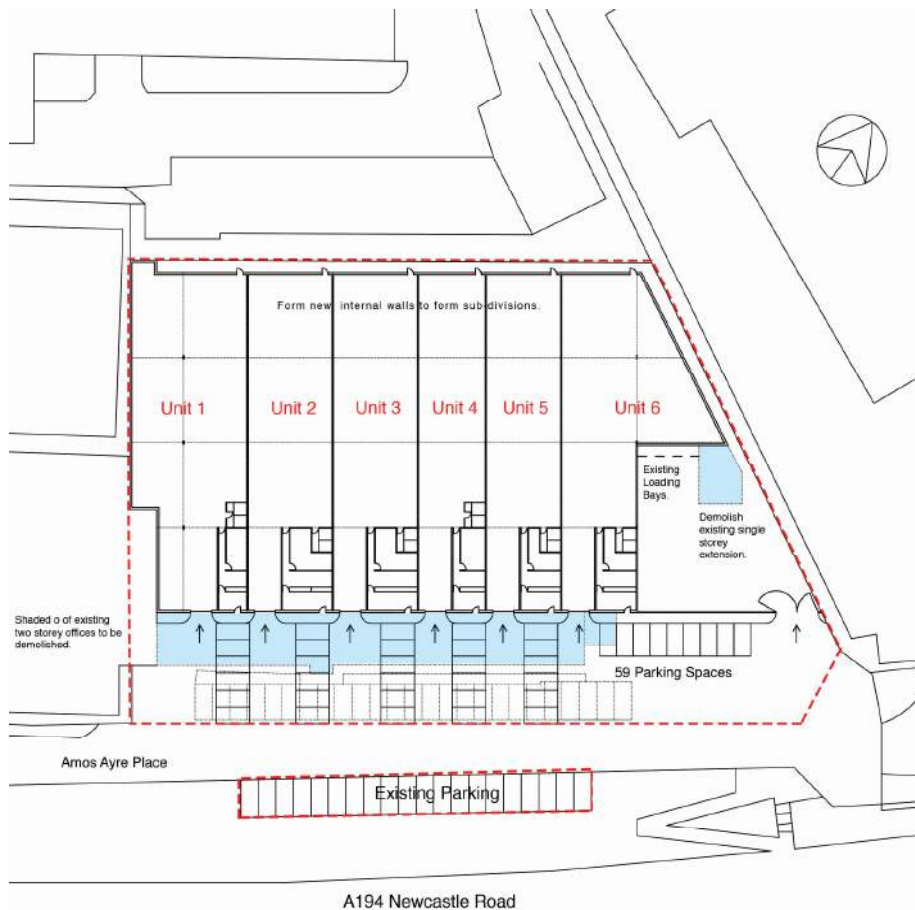
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(Artist impression)



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