



## Unit K4 Hamar Close Tyne Tunnel Trading Estate NE29 7XB

- Modern industrial unit
- Net internal area 281.30 sq. m. (3,027.8 sq. ft.)
- Prime location within Tyne Tunnel Trading Estate
- Excellent transport links
- Full-height electric roller shutter and parking bays
- Suitable for a Variety of Uses (STPP)
- High specification with LED lighting and three-phase power
- Ample communal parking
- Service charge applicable / New 2 year sub-lease available

**Rent: £21,000 + vat per annum**

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## Location

Unit K4 is situated on Hamar Close, within the well-established Tyne Tunnel Trading Estate in North Shields, a highly regarded industrial and commercial location in the North Tyneside area. The estate benefits from excellent transport connections and a strong mix of national and local occupiers. The property is ideally positioned close to the A19 and Tyne Tunnel, providing direct access to both the north and south of the River Tyne. The nearby A1058 Coast Road links the estate to Newcastle city centre, approximately 7 miles to the west, while the A1(M) is easily reached via the A19.

Public transport links are also convenient, with several bus routes serving the surrounding area and Percy Main Metro Station located nearby, offering connections throughout Tyne and Wear. Tyne Tunnel Trading Estate is a well-managed and popular business location featuring a variety of industrial, warehouse, and trade counter units. Nearby occupiers include Howdens, Screwfix, Toolstation, CEF, and Travis Perkins, reflecting the estate's strong commercial reputation. This strategic and accessible location makes Unit K4 an excellent base for businesses seeking a well-connected and established industrial setting in the North East.

## Description

We are pleased to offer to the rental market this mid-terrace industrial unit, constructed with a steel portal frame and blockwork and steel profile metal-clad elevations.

The unit provides a net internal area of approximately 281.30 sq. m. (3,027.8 sq. ft.), comprising an open-plan workspace, office, staff room, and two WC facilities, including one disabled access toilet.

The premises are presented to a high standard, benefiting from LED lighting, three-phase power supply, fire alarm system, and a full-height electric roller shutter door (4m height). The office and staff room areas are fitted with electric wall-mounted heaters for comfort.

Externally, the property offers communal parking bays to the front. This versatile unit would suit a wide range of uses, subject to the appropriate planning and use class consents.

## Floor Area

281.30 sq. m. (3,027.8 sq. ft.)

## Tenure

Sub-Lease

Our client is offering a 2 year sub-lease, with the option of a new lease being granted by the head landlord, in 2028 (subject to landlord consent).

## Rent

£21,000 (+vat) per annum

## Service Charge

£246.70 plus vat (Paid quarterly)

## Rateable Value

The 2025 Rating List entry is Rateable Value £15,500

## Costs

The ingoing tenant is responsible for the landlord's legal fees.

## Viewing

Strictly by appointment through this office.

## Important Notice

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3. Any areas, measurements and distances given are approximate only.

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