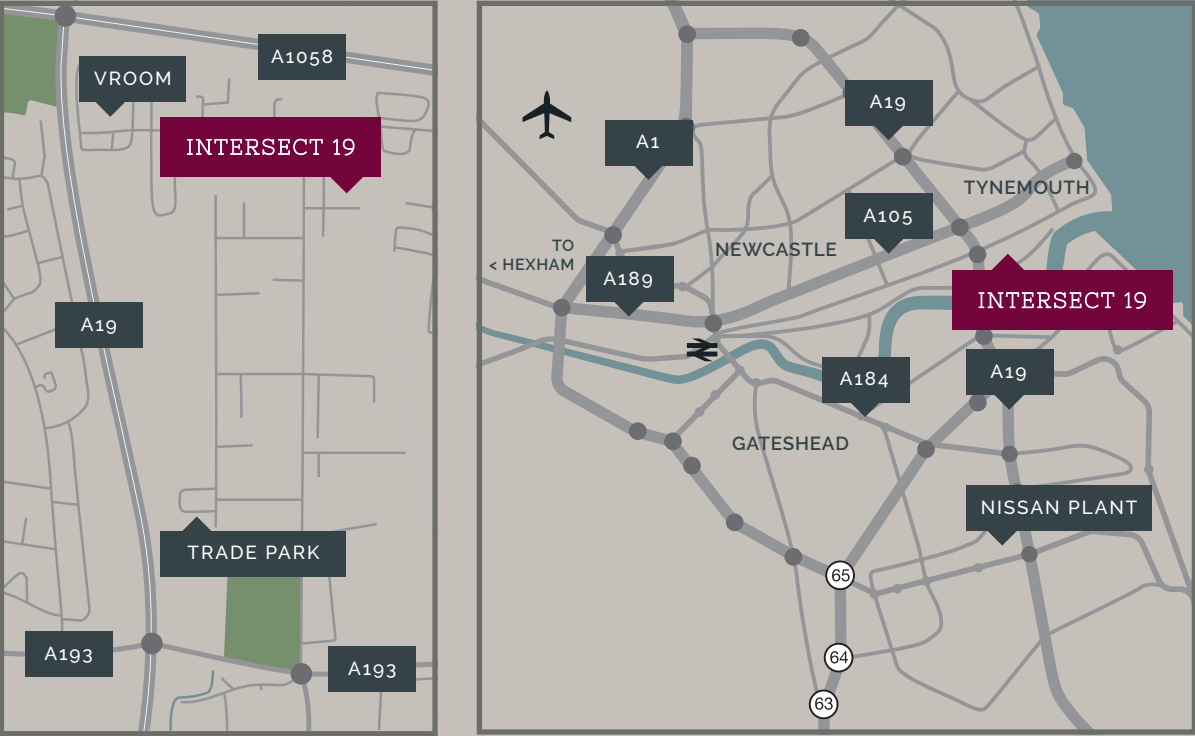


INTERSECT 19



ENQUIRIES

To find out more about the Intersect 19 development and to discuss your specific requirements, get in touch.



Mark Proudlock T:0191 594 5019 E:mark.proudlock@knightfrank.com  
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[www.cushmanwakefield.co.uk](http://www.cushmanwakefield.co.uk)

TRAVEL DISTANCE

Destination	Distance
Port of Tyne	2 miles
Newcastle	7 miles
Nissan Manufacturing Plant	7 miles
Newcastle International Airport	17 miles
London	283 miles

RELOCATION SUPPORT

North Tyneside Council may be able to help you identify and secure financial support to assist you in your relocation. Please contact the agents for further information.

AVAILABILITY AND RENTAL TERMS

The units will be available on new FRI leases for a term of years to be agreed at the following rents:

L6: £358,000 pa  
L7: £553,700 pa

For further information please contact the letting agent.



Studio 11A, Princesway North,  
Team Valley, Gateshead, NE11 0NF

[UKLANDESTATES.CO.UK](http://UKLANDESTATES.CO.UK)

Misrepresentation Act: These particulars are believed to be correct, but their accuracy is in no way guaranteed, or do they form part of any contract. January 2019.

BUILDINGS FOR BUSINESS

HIGH BAY PRODUCTION/DISTRIBUTION UNITS  
INTERSECT 19

TYNE TUNNEL ESTATE, NORTH SHIELDS, NE29 7UT

Detailed planning consent secured

L6 - 5,321 SQ. M (57,280 sq. ft) L7 - 8,187 SQ. M (88,125 sq. ft)







INTERSECT 19

# BE AT THE HEART OF THE INDUSTRY

Situated on Tyne Tunnel Estate, Intersect 19 is strategically located in the commercial hub of North Tyneside.

The estate is one of the most well-established business locations within Tyne & Wear comprising over 2 million sq ft of commercial property. It is a focal point for manufacturing and distribution alike boasting occupiers including Marshalls, Kitwave, Screwfix, JTF Wholesale, Jewsons and many others. The first phase of Intersect 19 attracted companies of national and international calibre including Fisher Services, Soil Machine Dynamics and Pryme Group.



## SPECIFICATION

Unit L6 & L7 are designed to the same high standard of development as the first phases, and will provide:

### OFFICE ACCOMMODATION

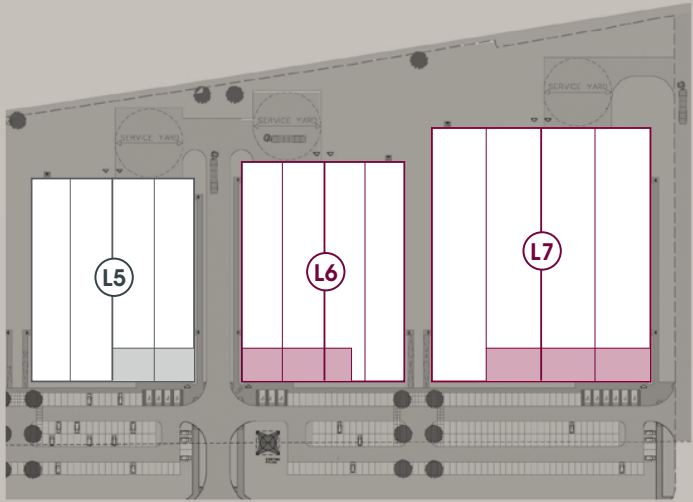
- High specification open plan office accommodation (to CAT A)
- Meeting room & staff amenities
- Central heating
- Mezzanine enabling low cost extension of offices at first floor level

### WAREHOUSE

- Steel portal frame of height to underside of haunch: 9.9 m
- Reinforced concrete floor: loading up to 50kN/m<sup>2</sup>
- Secure service yard and extensive parking
- Incoming electricity supply to meet tenants requirements

L6	sq. ft	sq. m
Warehouse/production area	52,875	4,914
Office and amenities	4,405	409
<b>Total:</b>	<b>57,280</b>	<b>5,323</b>

L7	sq. ft	sq. m
Warehouse/production area	82,250	7,644
Office and amenities	5,875	546
<b>Total:</b>	<b>88,125</b>	<b>8,190</b>



Subject to planning the opportunity exists to combine L6 and L7 to provide in excess of 13,508 sq. m (145,405 sq. ft)

Opportunities exist for bespoke sizes and specification.

## THE LOCATION

Tyne Tunnel Estate provides excellent access to the North East's major road networks as well as a local workforce renowned for being highly capable and cost effective.

The estate is adjacent to the A19 Tyne Tunnel approach and the A1058 Coast Road. Newcastle City Centre is located less than 7 miles to the west via the A1058 with Sunderland City Centre 12 miles to the south via the A19.

Newcastle International Airport offers regular flights to destinations across the UK, Europe and Dubai as well as air freight facilities, while Ports of Tyne and Sunderland are both situated in close proximity.

The estate is exceptionally well served by public transport. The Route 19 bus service provides access from surrounding residential areas as well as linking to other modes of transport including Metro stations at Northumberland Park, Percy Main and North Shields town centre as well as the North Shields ferry. The service also visits retail and leisure outlets including Silverlink Retail Park and Royal Quays Leisure Park and Factory Outlet.

The extensive improvements under way to the Silverlink junction will enhance the A19's reputation as one of the main north - south arterial routes across the region.