

VENUS PARK

Tyne Tunnel Industrial Estate, North Tyneside, NE29 7BY



Northumberland
Estates



TO LET

New units suitable for industrial and automotive uses

SCHEME PLAN

Units 1-3 have detailed planning permission and will provide a high specification of accommodation to include:

- High bay units (Top of parapet - 10.4m/ U/S of Haunch - 8m)
- Minimum 35KN per sq m floor loading
- 7m electric up and over sectional loading doors
- Dedicated secure yards with potential for dock loading
- Designated staff and visitor car parking
- Office and welfare facilities
- EV charging points
- Target EPC rating of 'A'

The units can be adapted to accommodate bespoke requirements.

Unit 1	30,000 sqft
Unit 2	16,655 sqft
Unit 3	18,275 sqft
Unit 4	79,700 sqft
Total	115,640 sqft





NORTH

A19

A1058

Coast Road

A1058

VENUS PARK

TOOLSTATION

A19

SOUTH

JEWSON

motordepot
car supermarket

AIS TRAINING

SILVERLINK
SHOPPING PARK

MAERSK
TRAINING

TESCO

Fishers

Speedy

Lookers
Customers for Life

Lookers
Customers for Life

PLUMB
CENTER

SCREWFIX

LOCATION

Tyne Tunnel Industrial Estate, North Tyneside, NE29 7BY

Venus Park is located on the Tyne Tunnel Trading Estate, North Tyneside, adjacent to the A19 and north of the Tyne Tunnel. Its prime location offers excellent transport links and superb connections through the North East region and beyond.

The Tyne Tunnel Trading Estate is well served by public transport, having the Route 19 bus service connecting to the Tyne and Wear Metro Service stations Percy Main and Northumberland Park as well as North Shields town centre and surrounding residential areas.



ROAD

Tyne Tunnel	2 miles
Newcastle Upon Tyne	8 miles
Sunderland	10.2 miles
Teesside	37.4 miles



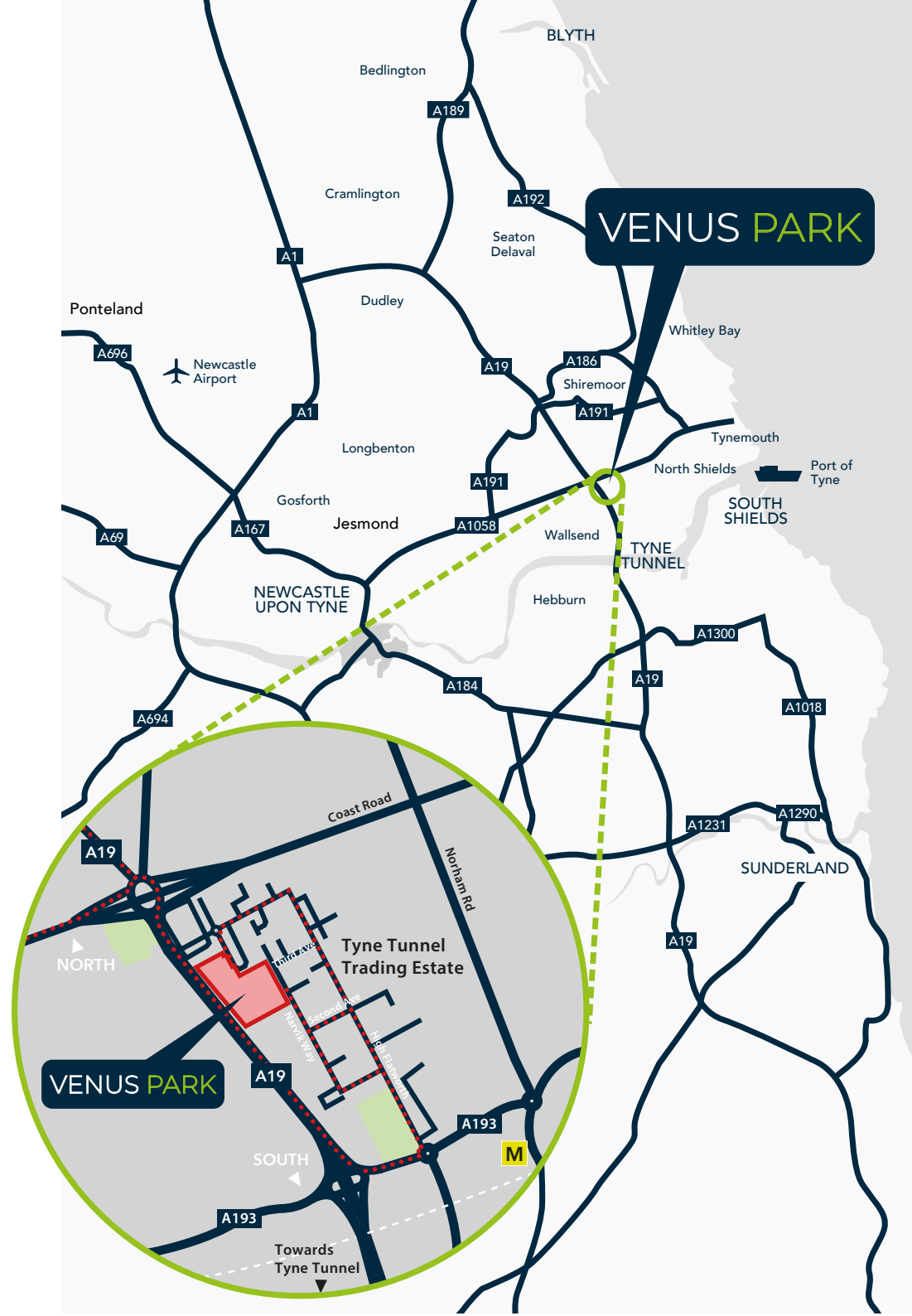
AIR

Newcastle International Airport	12.6 miles
Teesside International Airport	38.7 miles



SEA

Port of Tyne	3.7 miles
Teesport	43.6 miles



VENUS PARK



ENQUIRIES:



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