



INDUSTRIAL UNIT TO LET

3-4 Cumberland House, Cumberland Road, North Shields, Tyne & Wear, NE29 8RD

Industrial Unit | Established location | 1812 sq ft | Rent £16,300 per annum

LOCATION

The subject property is situated on Cumberland Road within the established North Balkwell Farm Industrial Estate in North Shields, Tyne and Wear. The estate occupies a strategic commercial location approximately 2 miles north-west of North Shields town centre and benefits from excellent access to the region's principal road network. The nearby A19 and A1058 Coast Road provide direct links to Newcastle upon Tyne, Sunderland, the Tyne Tunnel, and the wider North East region.

The surrounding area comprises a mix of industrial, warehouse, trade counter, engineering, and service-based occupiers, making it a well-established employment and business location. The estate is positioned close to the Silverlink commercial area, Cobalt Business Park, the Port of Tyne, and North Tyneside's residential catchment, providing good access to labour, services, and customers.

DESCRIPTION

Available as one property, the subject property comprises two connected mid-terraced industrial units within a block of four. The property has a steel portal frame, blockwork elevations, and dual pitched roof clad in profile sheeting. The left side of the unit provides a main workshop area, small kitchen and WC. The connecting unit to the other side provides a main storage area, partitioned storage rooms, WC, and a mezzanine storage level. The units are separated by a full height block wall, however a connecting access door has been added to the front. The property features two 3 m wide roller security doors and a maximum eaves height of approximately 4.56 m.

ACCOMMODATION

We have measured the property on a gross internal area basis, and it provides the following approximate areas:

Ground floor:	143.57 sq m	(1545 sq ft)
Mezzanine:	24.85 sq m	(267 sq ft)
Total:	168.42 sq m	(1812 sq ft)

SERVICES

We understand that there is three phase electricity, water, and drainage connected to the property. Prospective tenants should satisfy themselves as to the suitability of these services.

LEASE TERMS

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed. An estate service charge is also payable.

RENT

£16,300 per annum exclusive of business rates.

USE

The property has been most recently occupied by a car mechanic. Similar uses may be considered, the unit may be suitable for other uses subject to obtaining necessary required planning consent

VAT

The property is not registered for VAT and therefore VAT is not payable on the rent.

BUSINESS RATES

The property is assessed for Business Rates as follows:

Unit 3

Description:	Warehouse & premises
Rateable Value:	£7,400

Unit 4

Description:	Warehouse & premises
Rateable Value:	£6,200

Interested parties should seek confirmation from the business rates department of the Local Authority of the actual rates payable.

VIEWING

Strictly by appointment with sole agents youngsRPS.
Contact Chris Pattison Tel: 0191 2610300

LEGAL COSTS

Each party to bear their own legal costs

LOCAL AUTHORITY

North Tyneside Council, Quadrant, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY
(Telephone 0345 2000 101)

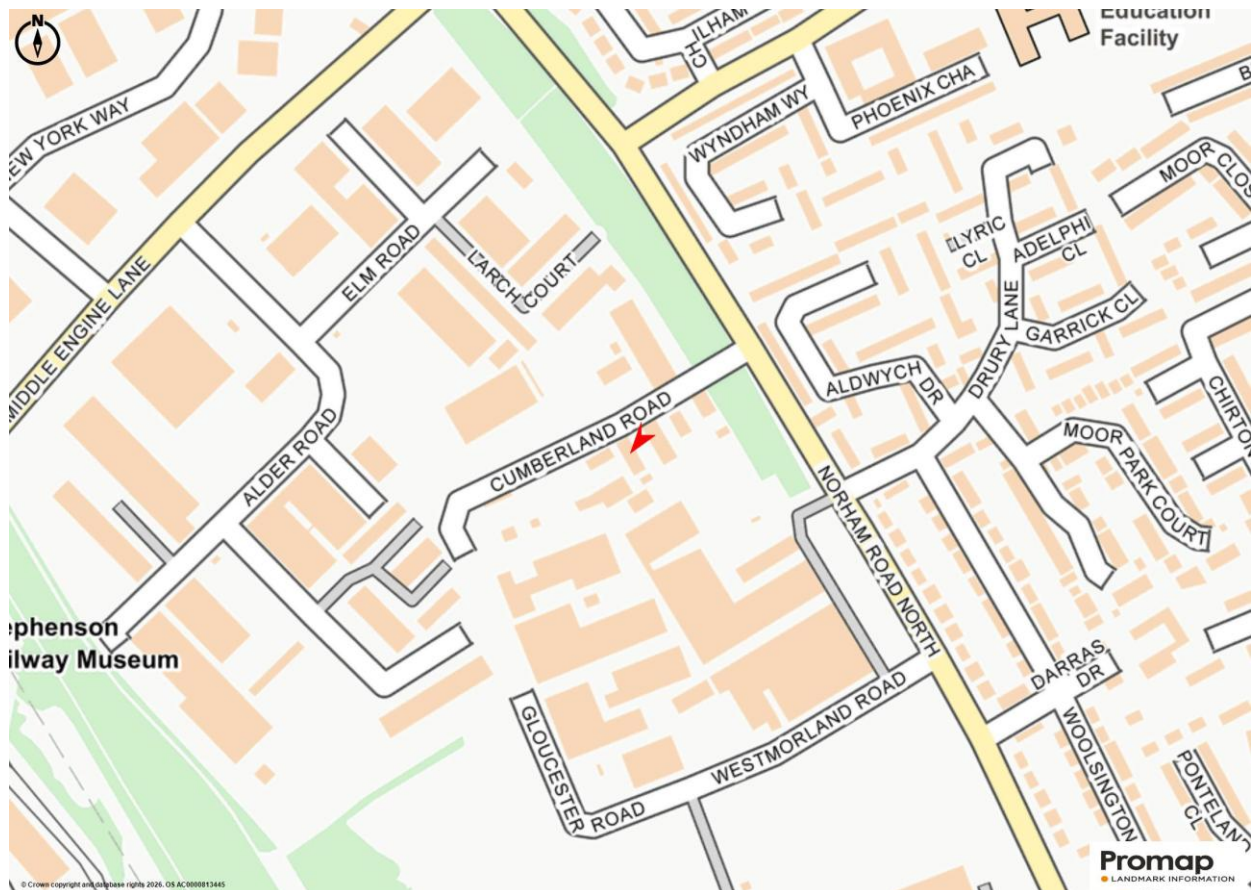
All figures quoted above are exclusive of VAT where chargeable.

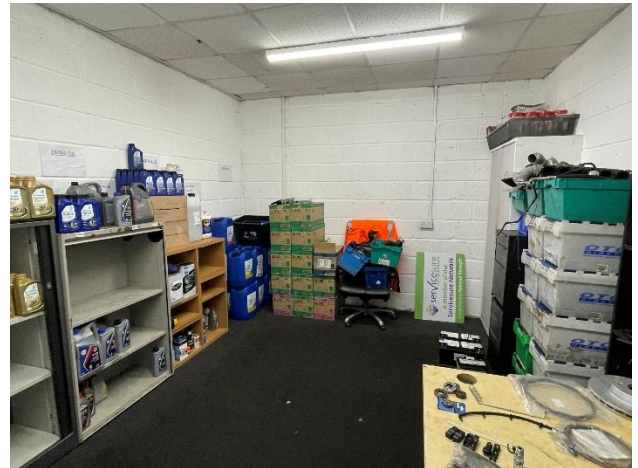
ENERGY PERFORMANCE CERTIFICATE

Unit 3 has an EPC Rating of C-60.

Unit 4 has an EPC Rating of C-69.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.





Particulars prepared June 2026

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