

# Simonside East Industrial Estate

Waldridge Way, South Shields, NE34 9PZ





## Description

The premise comprises a steel frame industrial unit with insulated steel profile clad elevations surmounted by a mono pitched roof. The unit benefits from pedestrian and roller shutter access. Externally there are 8 designated car parking spaces.

#### Location

Simonside Industrial Estate is an established commercial location within Jarrow, South Tyneside. Jarrow is located 8 miles east of Newcastle, 2.5 miles south west of South Shields and 7.5 miles north of Sunderland.

### **EPC**

EPC is available upon request.

## VAT

VAT will be payable where applicable.

#### **Terms**

Available on new full repairing and insuring leases.

## **Legal Costs**

All parties will be responsible for their own legal costs incurred in the transaction.

# Viewing / Further Information

Please contact:



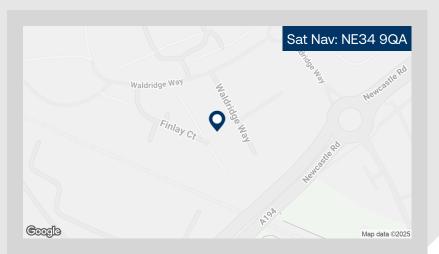
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 7 Finlay CT	Warehouse	7,148	Immediately
Total		7,148	

