

to let



The industrial property specialists

UNIT 2A VISAGE HOUSE SHAFTESBURY AVENUE SOUTH SHIELDS NE34 9PH



- SELF-CONTAINED BRAND NEW HYBRID UNIT OFFERING WAREHOUSE / WORKSHOP AND OFFICES WITH CAR PARKING WITHIN GATED SECURE YARD
- GIA : 281.48 M² (3,030 SQ FT)
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- RENT £38,000 PA. EXC

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





LOCATION

The subject premises are located on Shaftesbury Avenue, Simonside Industrial Estate, Jarrow.

The site benefits from excellent communication links being located immediately off the A194 (Newcastle Road) dual carriageway which links South Shields with the A1(M) and the A19.

The Tyne Tunnel is circa 1 mile to the North East. The Estate has good local facilities nearby being close to the Simonside Metro Station and is on a principal bus route with the Port of Tyne which is approximately 1 mile to the east.

The surrounding area is principally commercial with both residential, leisure and retail close by.

The exact location is shown on the attached plan.

DESCRIPTION

The property comprises of a brand new built self-contained hybrid unit with car parking set within a secure gated yard.

Constructed of steel frame design with blockwork and rendered walls and flat roof over incorporating solar panels.

Vehicular access is via an automatic roller shutter door to the workshop providing concrete floors, LED strip lighting and an effective eaves height of 2.9m.

The ground floor offers production / storage, with kitchen and WC facilities.

The office accommodation is located on the first floor offering a combination of open plan and cellular configuration with separate WC facilities located to the rear.

Externally there is a concrete secure fenced and gated yard with car parking.

ACCOMMODATION

From onsite measurements the premises have the following Gross Internal Area:

Ground Floor warehouse (inc Kitchen & WC Facilities)	140.74 m ²
First Floor Office (inc WC Facilities)	140.74 m ²

**Total GIA: 281.48 M²
(3,029 SQ FT)**

SERVICES

The property benefits from all mains services, including gas, electric, water and drainage.

The premises also benefit from solar panels. Full details upon request.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational).

BUSINESS RATES

We understand from the VOA website the property will need to be reassessed upon occupation.

(It is recommended that all interested parties contact the Local Authority to confirm these figures).

TENURE

The site and premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking a rent in the region of £38,000 p.a. exc.

Incentives may be available subject covenant and lease term.

RENT BOND

A rent bond of 3 months will be required to be held by the landlord for the duration of the lease.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

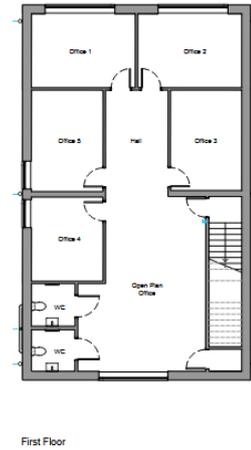
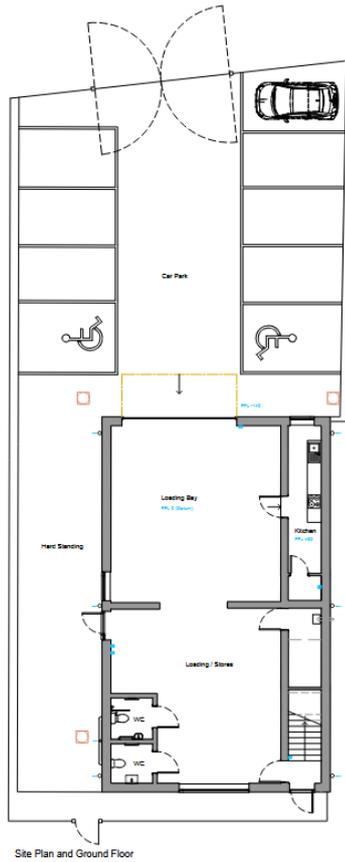
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February 2026

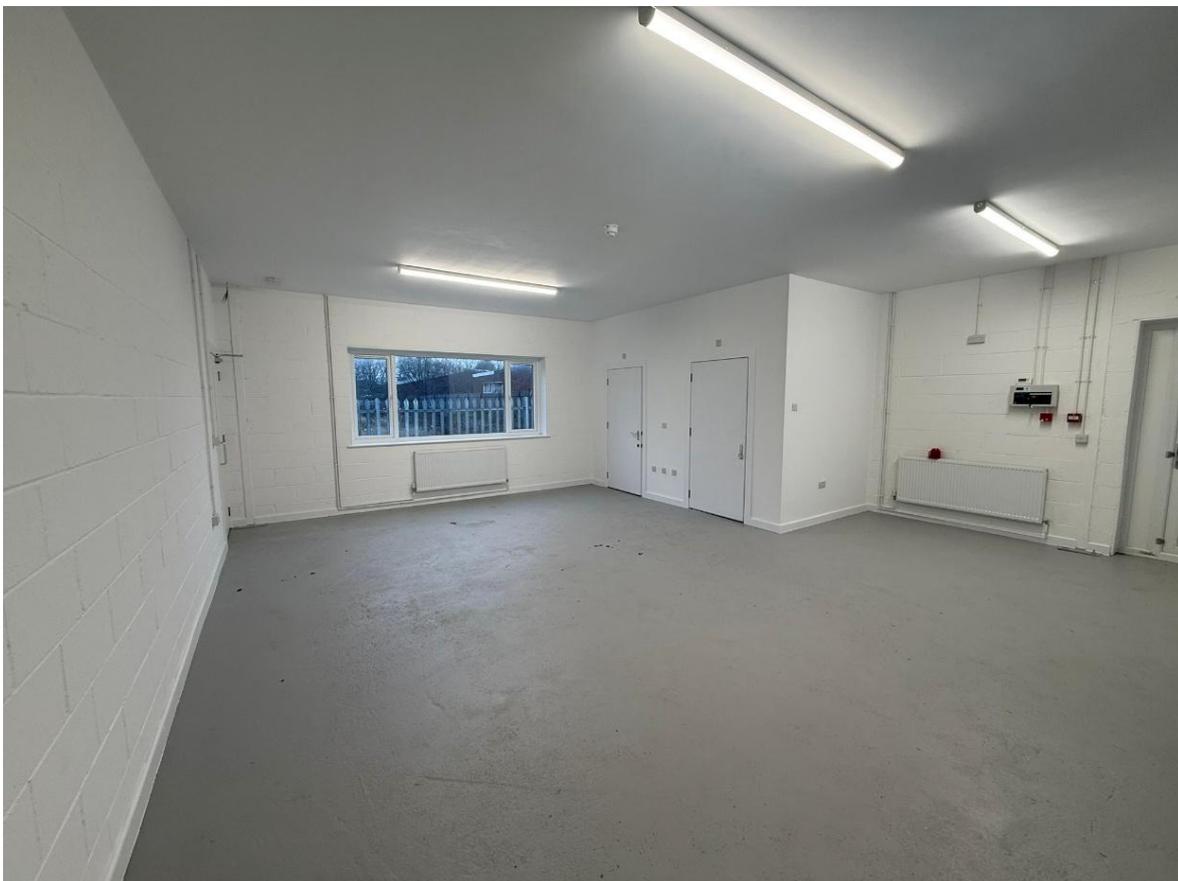




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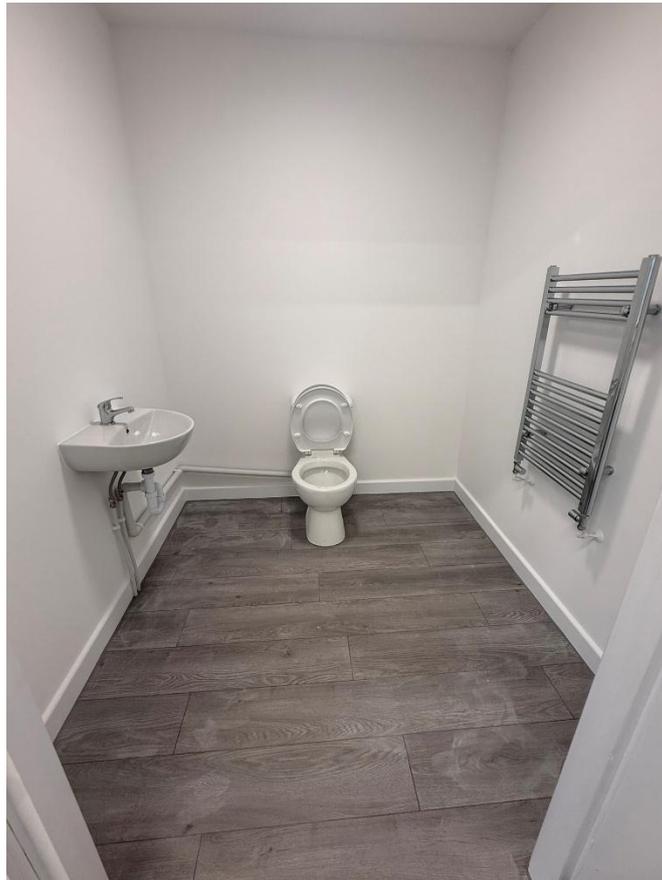
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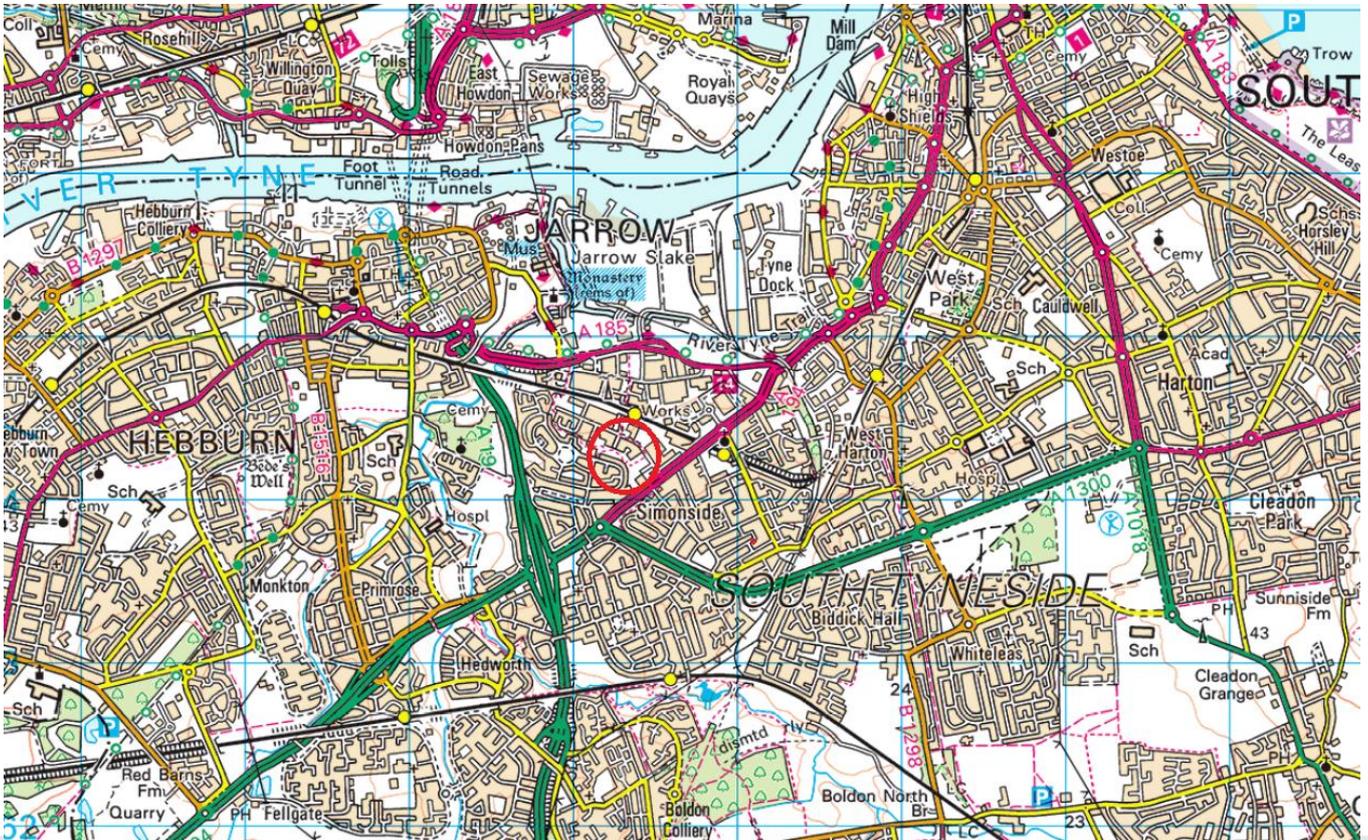
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