

for sale



The industrial property specialists

DUE TO RELOCATION
UNIT 6
WALDRIDGE WAY
SIMONSIDE EAST INDUSTRIAL ESTATE
NEWCASTLE ROAD
SOUTH SHIELDS
NE34 9QA



- SELF CONTAINED MODERN WAREHOUSE WITH OFFICES AND SECURE FENCED YARD
- TOTAL GIA: 1,256.70 M² (13,527 SQ FT)
- TOTAL SITE AREA: 0.49 HA (0.86 ACRES OR THEREABOUTS)
- LONG LEASEHOLD OFFERS IN THE REGION OF £900,000 (SUBJECT TO CONTRACT)

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



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property
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worldwide

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

LOCATION

The property is located on Walldridge Way, Simonside Industrial Estate, South Shields.

Simonside Industrial Estate is just off the A194 which links South Shields with the A19 and A1(M). The estate is benefits from close proximity to Simonside Metro Station and the main bus routes.

Local facilities / amenities are situated close by including Tesco, McDonalds, Burger King within easy walking distance.

South Shields Town Centre is circa one mile to the East, whilst the A19 and Tyne Tunnel is approximately two miles to the west.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers a self-contained detached modern warehouse with single storey offices with secure fenced concrete yard.

Constructed of steel portal frame design with blockwork infill walls with insulated profile cladding to all elevations and roof above incorporating translucent roof panels.

The warehouse offers concrete floors, LED lights and has a minimum eaves height of 6m (Apex 8.6m).

Vehicular access is via two separate automatic sectional doors (4.4m * 4.4m & 6.0 * 5.1m)

To the front of the property is an integral single storey office block, providing open plan office accommodation, reception area, stores, WC and welfare facilities. The accommodation is fitted out to a good standard including gas central heating, double glazed windows and internal security roller shutters.

There is private car parking to the front and side of the property.

To the rear is a fenced and gated secure concrete yard. The remaining site is complemented with soft landscaping.

Currently operated as a vehicle workshop facility, the property can be used for a variety of uses subject to suitable planning permission.

ACCOMMODATION

From onsite measurements the following areas have been calculated: (GIA)

Warehouse	1,156.40 m ²
Offices	100.30 m ²

**TOTAL GIA: 1,256.70 M²
(13,527 SQ FT)**

**TOTAL SITE AREA: 0.34 HA (0.86
ACRES OR THEREABOUTS)**

SERVICES

The property benefits from all mains services including mains gas, electric and water. In addition there are solar panels on the roof (full specification upon request).

BUSINESS RATES

We understand from the VOA Website the site and premises are assessed at RV:

RV £61,500 (April 2026)

TENURE

The property is held by way of a long ground lease at a peppercorn rent for a term of 118 years expiring July 2133.

Full details upon request.

PRICE

Our client is seeking long leasehold offers in the region of £900,000 (Subject to Contract).

SERVICE CHARGE

A nominal service charge is payable for the upkeep and maintenance of the estate.

Full details upon request.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The purchaser will be responsible for the vendors reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

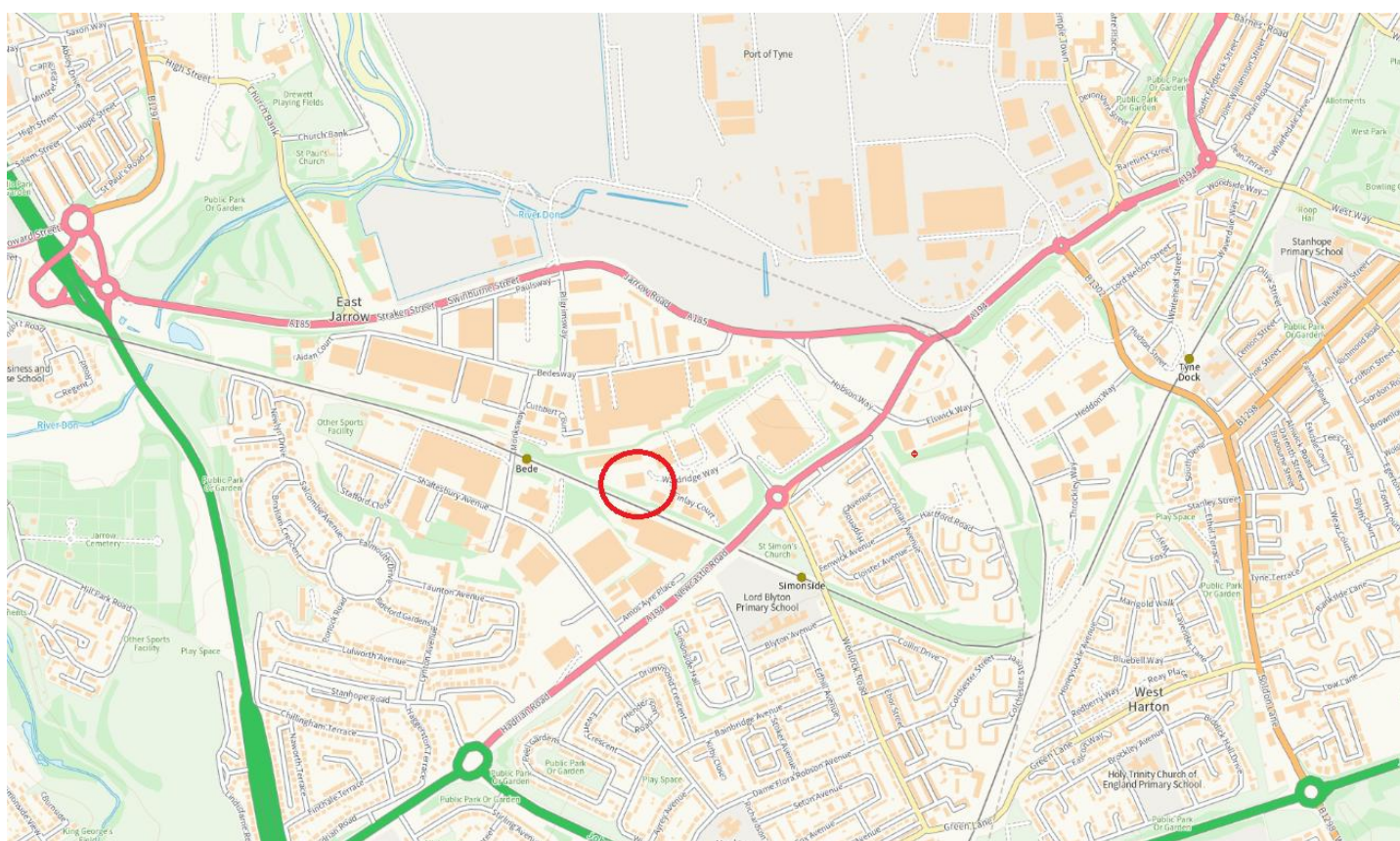
Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

Feb 2026

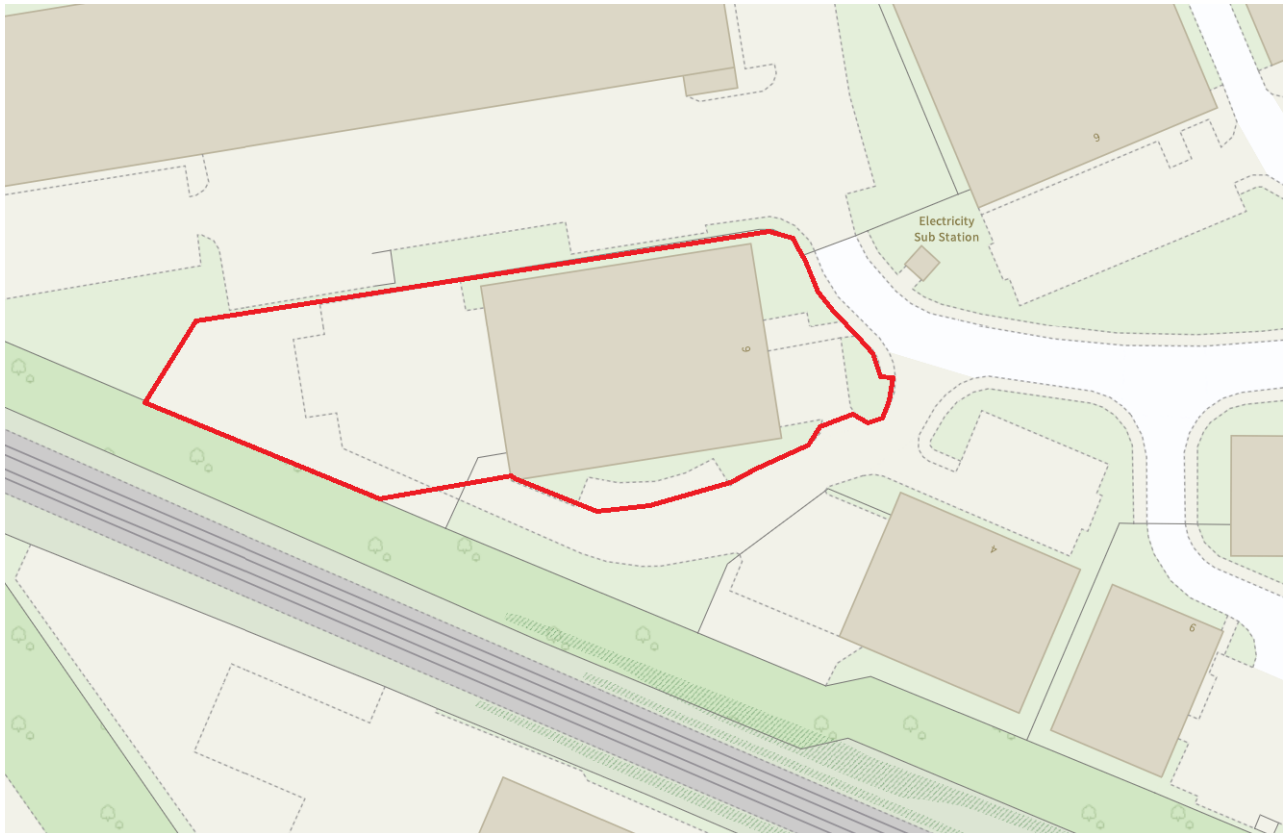
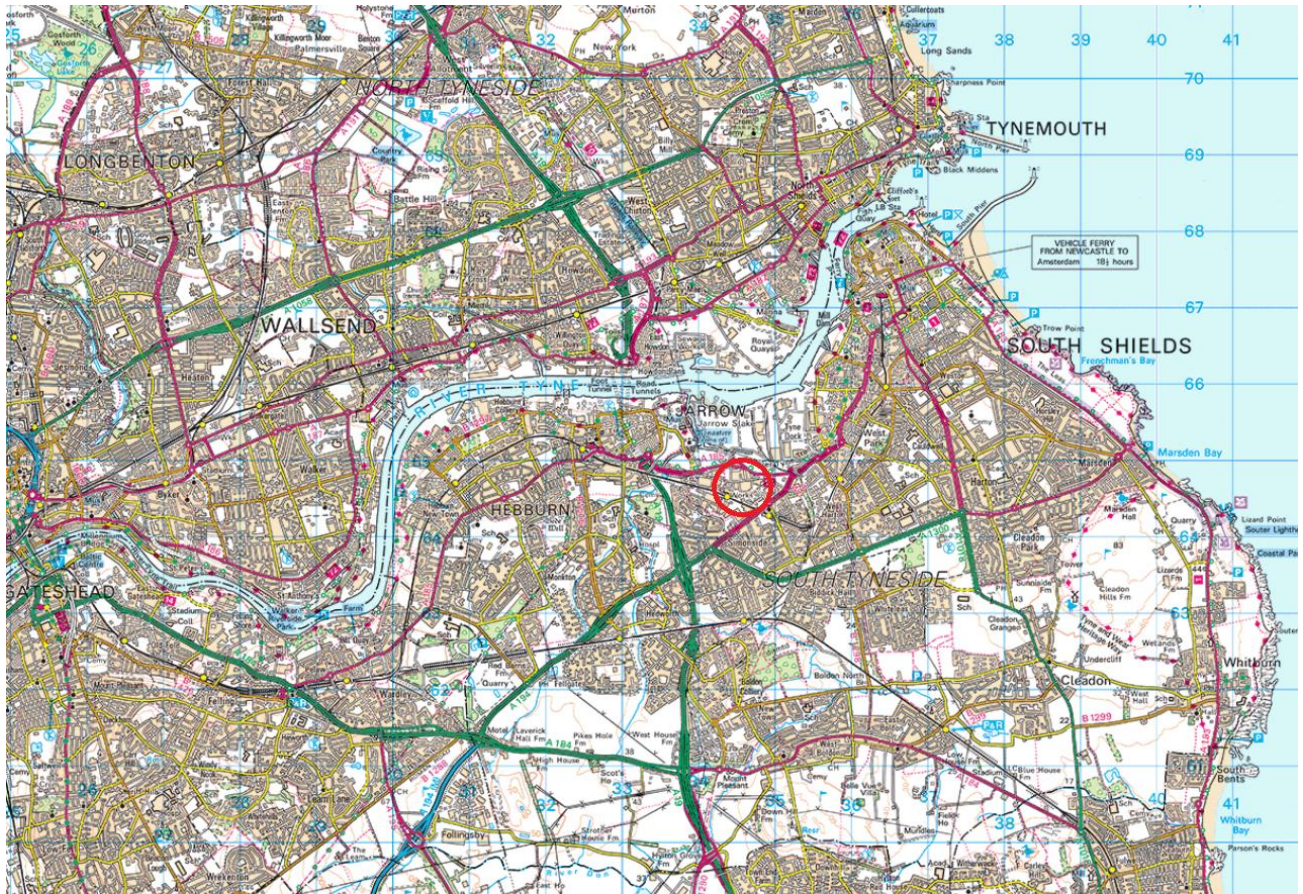




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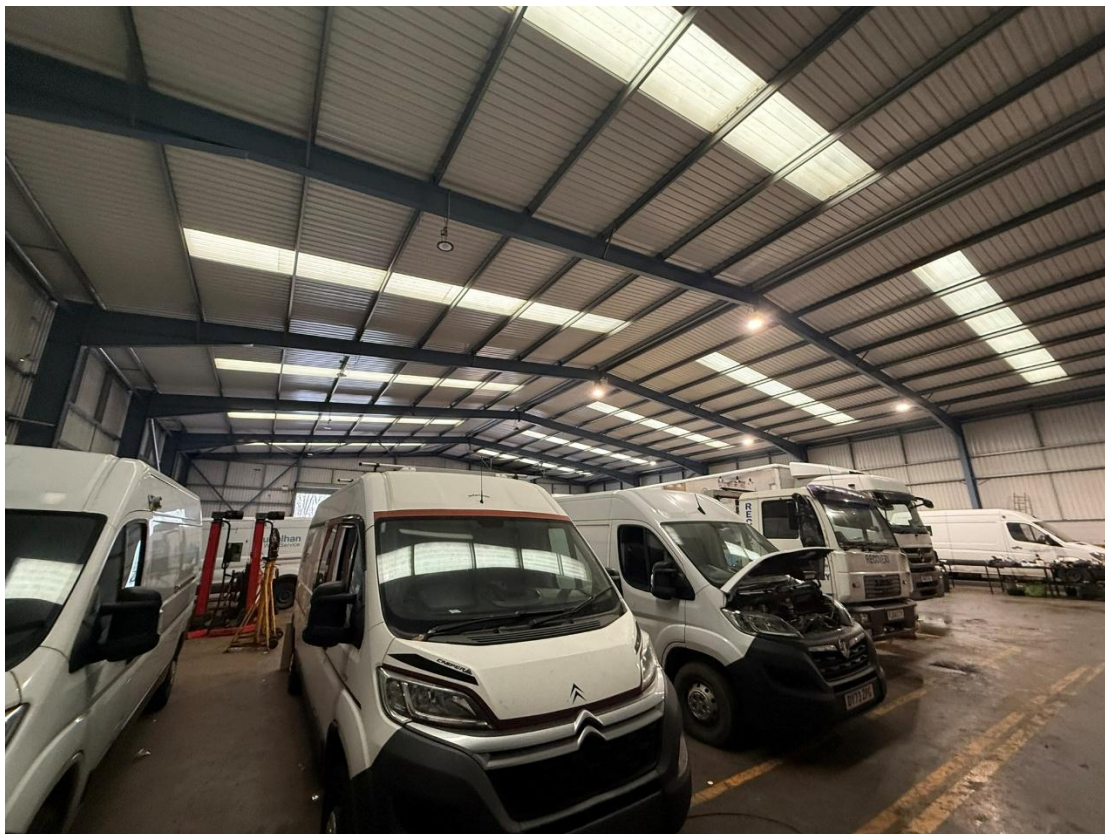
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