

# L7, INTERSECT 19

72,898 SQ FT / (6,772 M<sup>2</sup>)

**UK**  
LAND ESTATES



**Available Now**

**L7 | INTERSECT 19 - TYNE TUNNEL ESTATE NORTH SHIELDS - NE29 7UT**

**Knight  
Frank**

# UK

LAND ESTATES

## About Us

One of the North East's largest business park owners, UK Land Estates counts some of the region's premier post codes among an ever-growing portfolio.

For 30 years, the company has invested hundreds of millions into speculatively developing high quality industrial schemes to breathing new life into older buildings to suit modern business needs.

UK Land Estates works with customers to provide the space you need for your business... and if we don't have property that meets your specifications, we'll be happy to build you one.

## Our Estates



# L7 Intersect 19

## Tyne Tunnel Estate, North Shields

**Tyne Tunnel Estate is a well-established and strategically located site adjacent to the A19 and A1058 Coast Road, with immediate access to all the region's main arterial routes.**

Newcastle upon Tyne is less than 7 miles to the west and Sunderland 12 miles to the south.

Nearby Newcastle International Airport offers regular flights to destinations across the UK, Europe and Dubai as well as air freight facilities. Ports of Tyne, Sunderland, Blyth and Teesport are all within close proximity.

The newly built L7 delivers an industrial and logistics facility designed to the latest specification and environmental performance to maximise efficiency and drive down operational costs.



# You're in good company



To Newcastle city centre

Silverlink Interchange

Silverlink Shopping Centre

A19

MAERSK TANKERS

A1058 Coast Road

A1058 Coast Road

A19

Speedy Hire

CHIRTON ENGINEERING

OddBaILs

PENTAGON

FISHERS

RINGTONS

BAY PLASTICS

PRYMEGROUP

Lookers

Bergen logistics

MARSHALLS

L7

# People to power your business

The north east is renowned for its dedicated, capable and efficient labour force. A heritage of engineering and industry, leading universities, colleges and higher education facilities providing both academic and vocational training ensure a ready supply of labour.

Employment costs are lower than in most industrial and logistics locations making the north east an attractive and cost effective business location.

## Average Gross Weekly Earnings

|                    |      |
|--------------------|------|
| West Midlands      | £690 |
| Yorkshire & Humber | £675 |
| North West         | £693 |
| South East         | £754 |
| Great Britain      | £730 |

Source: 2024 NOMIS/ONS



# L7 Intersect 19

## Tyne Tunnel Estate

| Accommodation             | M <sup>2</sup> | Sq Ft         |
|---------------------------|----------------|---------------|
| Warehouse                 | 5,664          | 60,971        |
| Office (Ground Floor)     | 554            | 5,963         |
| Mezzanine (Above Offices) | 554            | 5,963         |
| <b>Total</b>              | <b>6,772</b>   | <b>72,898</b> |



Dedicated staff parking



9.5m Clear Internal Height



CAT A office



EV charging points



LED lighting



Heating/cooling by way of heat source pumps



2 no dock level access doors



50kN/m<sup>2</sup> reinforced concrete floor



Roof mounted solar photovoltaic panels



2 no level access doors



Secure service yard



# Details

## Office

- High-spec open plan to CAT A
- Meeting room & staff amenities
- Mezzanine for low-cost office extension

## Warehouse

- Steel portal frame construction
- Block walling at lower level with insulated steel cladding to eaves
- Insulated steel sheet roof inc. rooflights
- 2 no dock level & 2 no level access loading doors
- Incoming electricity supply to meet tenant requirement



# Sustainability

UK Land Estates is focused on the future, developing buildings that exceed energy efficiency, accessibility and durability guidelines and regulations.

Leading edge low carbon tech is included across our standard specification, with UK Land Estates' developments driving down energy use and emissions.

From insulated cladding to rainwater harvesting, PV arrays to low flow sanitary ware and energy saving lighting systems to reduced water usage – we build for the businesses of the future, not just the now.

- ✓ Minimum BREEAM rating 'Very Good'
- ✓ EPC "A"
- ✓ Modern insulation
- ✓ Photovoltaic (PV) arrays providing direct green energy
- ✓ Latest LED lighting minimise energy usage and cut carbon
- ✓ Efficient air source heat pumps heat and cool facilities
- ✓ Rainwater harvesting to reduce water costs
- ✓ Sustainable drainage systems
- ✓ EV Charging points
- ✓ Commitment to local suppliers and materials from sustainable sources, where possible
- ✓ Construction waste minimised and recycled, where possible



# Location

Primed for regional and national reach

| Locations & Drive Times         | Miles | Minutes |
|---------------------------------|-------|---------|
| A19                             | 1     | 4       |
| Newcastle City Centre           | 7     | 19      |
| Port of Tyne                    | 5     | 13      |
| Newcastle International Airport | 17    | 25      |
| Sunderland                      | 12    | 28      |
| Teesport                        | 45    | 63      |
| Leeds                           | 104   | 113     |
| Manchester                      | 147   | 179     |



# L7

INTERSECT 19 - TYNE TUNNEL ESTATE NORTH SHIELDS - NE29 7UT

## Enquiries

For further information and quoting terms contact the joint agents.



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