

# to let



*The industrial property specialists*

**UNIT 1  
SHELLEY ROAD  
NEWBURN INDUSTRIAL ESTATE  
NEWBURN  
NEWCASTLE UPON TYNE  
NE15 9RT**



- SELF CONTAINED WAREHOUSE / FACTORY WITH TWO STOREY OFFICE SET WITHIN FENCED COMPOUND.
- UNIT 1 : GIA : 2,886 M<sup>2</sup> (31,065 SQ FT)
- COMPETITIVE RENT
- INCENTIVES AVAILABLE, SUBJECT TO TERM AND COVENANT.

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

## LOCATION

The property is located just off the A6058 Newburn Road within Newburn Industrial Estate, a well-established convenient location approximately 4.5 miles west of Newcastle City Centre.

The estate benefits from excellent transportation links with the A1(M) approximately ½ mile to the east which connects to the regional and national motorway networks.

The surrounding occupiers are mainly commercial offering a mix of uses.

The exact location is shown on the attached plan.

## DESCRIPTION

The property is of steel frame construction with brick walls to full eaves height under a pitched roof with intermittent glazed panels.

Internally the warehouse benefits from concrete floors throughout, gas central heating (from floor mounted blowers), 3 phase electricity, a mixture of strip and sodium lighting.

Operationally the warehouse / factory gives a minimum internal eaves height of 5.4 m.

Vehicular access is via two automatic security roller shutters.

To the front of the premises is

two storey office accommodation which also provides open plan and cellular layout including kitchen, reception and WC facilities.

## ACCOMMODATION

From onsite measurements the accommodation is as follows (GIA):

Offices (ground and first)	376m <sup>2</sup>
Office link	200m <sup>2</sup>
Warehouse	2,310m <sup>2</sup>

**Total GIA : 2,886m<sup>2</sup>  
(31,065 sq ft)**

## SERVICES

It is understood the site and premises benefit from all mains services.

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

## BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at RV £68,500.

(All interested parties contact the Local Authority to confirm these figures.)

## TENURE

The accommodation is available by way of an assignment or sublease.

The property is held by way of a 15 year Full Repairing and Insuring lease from September 2002.

## RENT

Our client is seeking a rental of £77,750.

Incentives may be available subject covenant and lease term.

## ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided 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**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**Or Joint agent**

**Richard Scott**

**Sanderson**

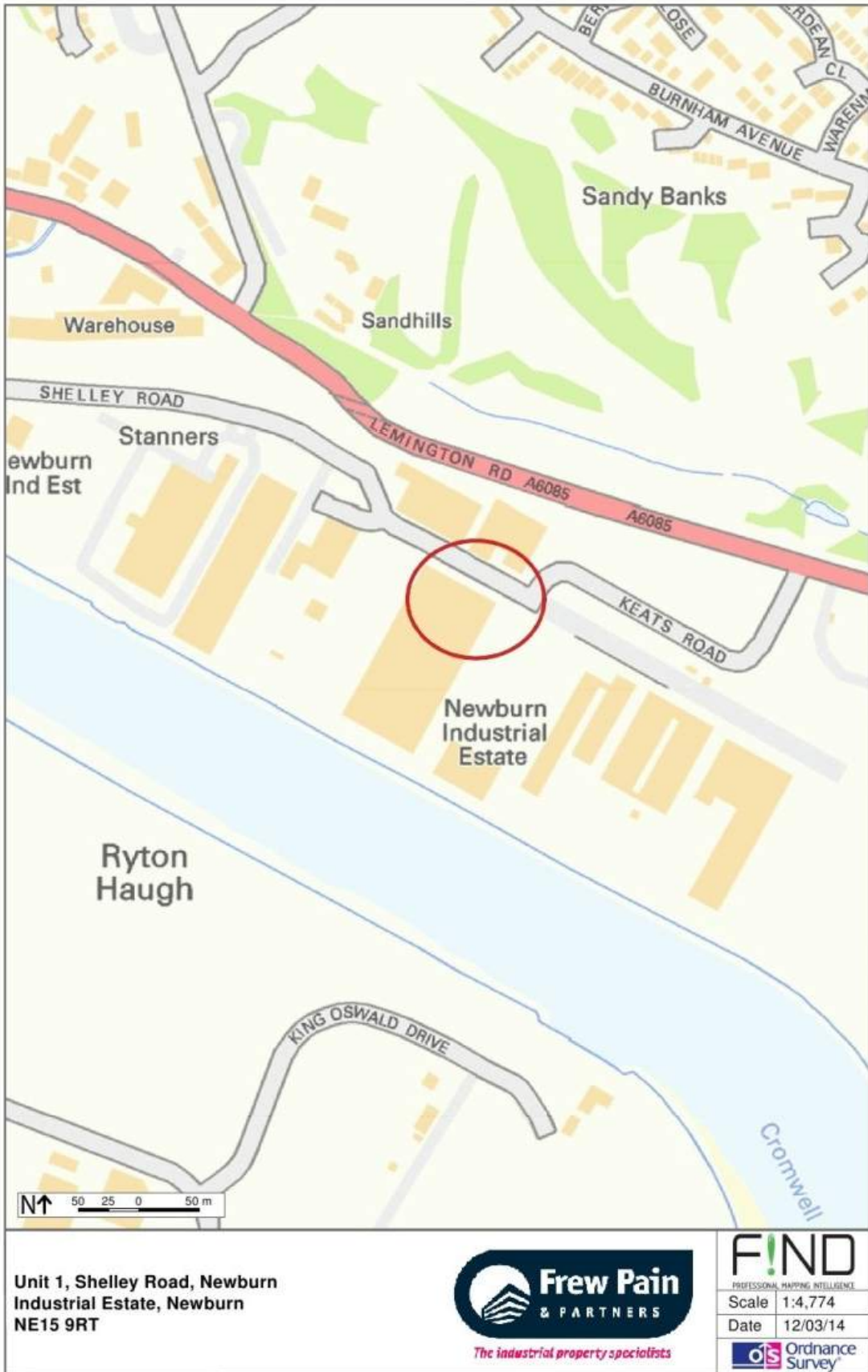
**Weatherall**

**Chartered Surveyors**

**Tel: 0191 269 0154**

**March 2014**

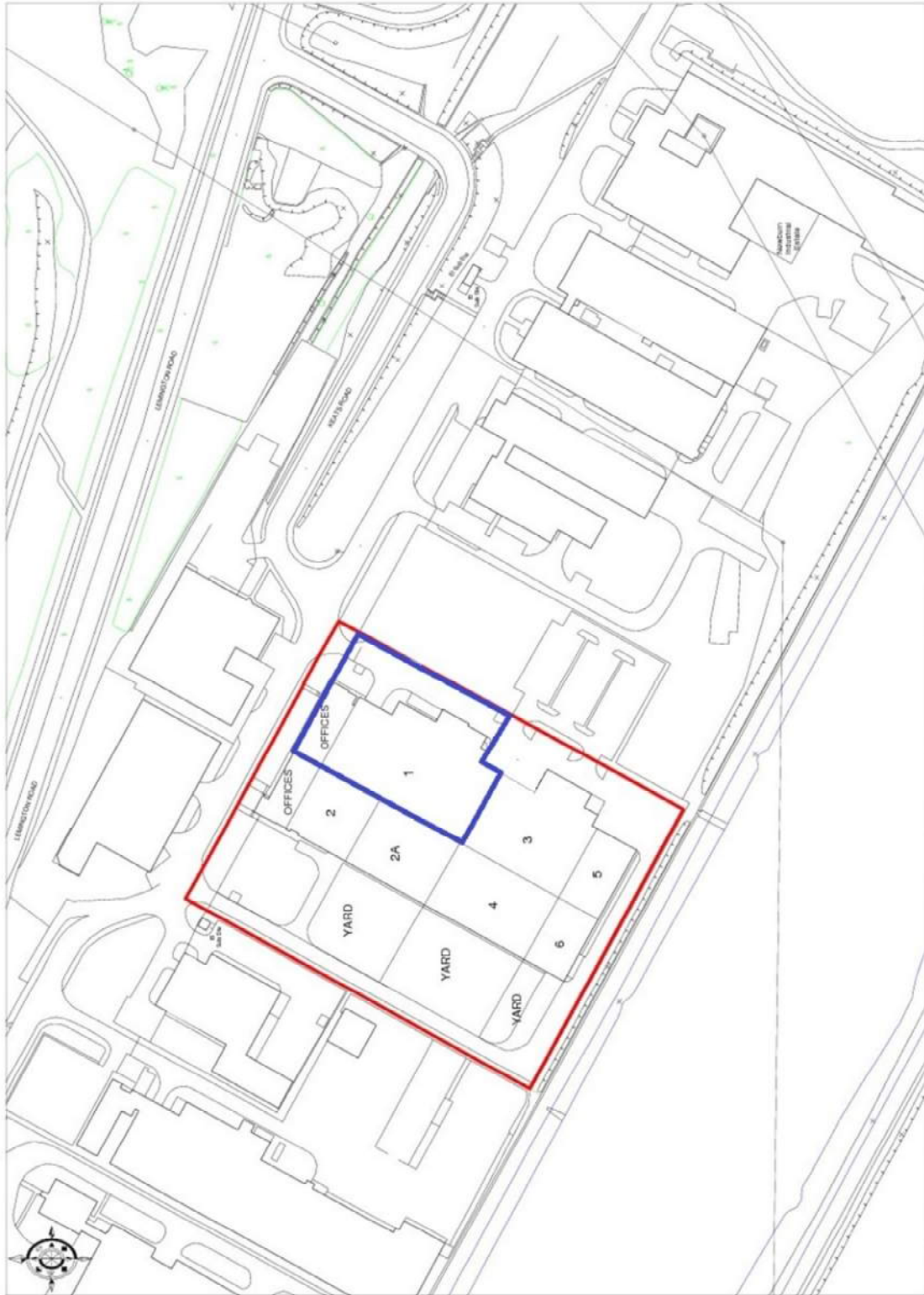




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