

for sale/to let



UNIT 15, BRUNSWICK INDUSTRIAL ESTATE, NEWCASTLE UPON TYNE, NE13 7BA

- REFURBISHED WAREHOUSE / WORKSHOP WITH SECURE STORAGE YARD
- GIA : 1,023M² (11,014 SQ FT)
- 5.23 M CLEAR EAVES HEIGHT
- COMPETITIVE RATES / FLEXIBLE TERMS

LOCATION

The subject property is located on Brunswick Industrial Estate, Newcastle upon Tyne. The Estate benefits from close proximity to the A1, which is several miles away.

Brunswick Industrial Estate provides a wide selection of occupiers relating to warehousing, manufacturing along with trade and office.

The exact location can be seen on the attached plan.

DESCRIPTION

The property comprises a detached single storey warehouse facility built in circa 1974. Construction is of a steel portal frame design, with brick/block walls to a height of circa 2.3 metres with metal cladding above.

The roof is clad with profile metal sheeting with roof lights and internally insulated.

Vehicular access to the warehouse is via a single automatic steel roller shutter door to the front elevation. A single storey office block is situated to the front of the

Building, which offers reception, stores, WCs and staff room.

Externally there is forecourt parking and yard space to all sides of the building. The site is secured by steel palisade fencing to the sides and a brick wall to the rear.

ACCOMMODATION

From onsite measurements we understand the property has the following GIA:

Warehouse with integral offices

Total GIA : 1,023m² (11,014 sq ft)

SERVICES

We understand that all mains services are located to the site, with the exception of mains gas.

(All interested parties should satisfy themselves in respect to these).

RATEABLE VALUE

From verbal discussions with the Local Rating Authority we understand the premises are assessed at RV £29,500.

(All interested parties should satisfy themselves with these figures).

TENURE

Freehold.

The landlord may also consider a lease, subject to term.

RENT

Our client is seeking freehold offers in the region of £430,000 (Subject to Contract)

LEGAL FEES

The ingoing tenant will be responsible for the landlords reasonable legal fees involved in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Upon request.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain and & Partners, contact:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

Or joint agent Naylor's

Tel : 0191 232 7030

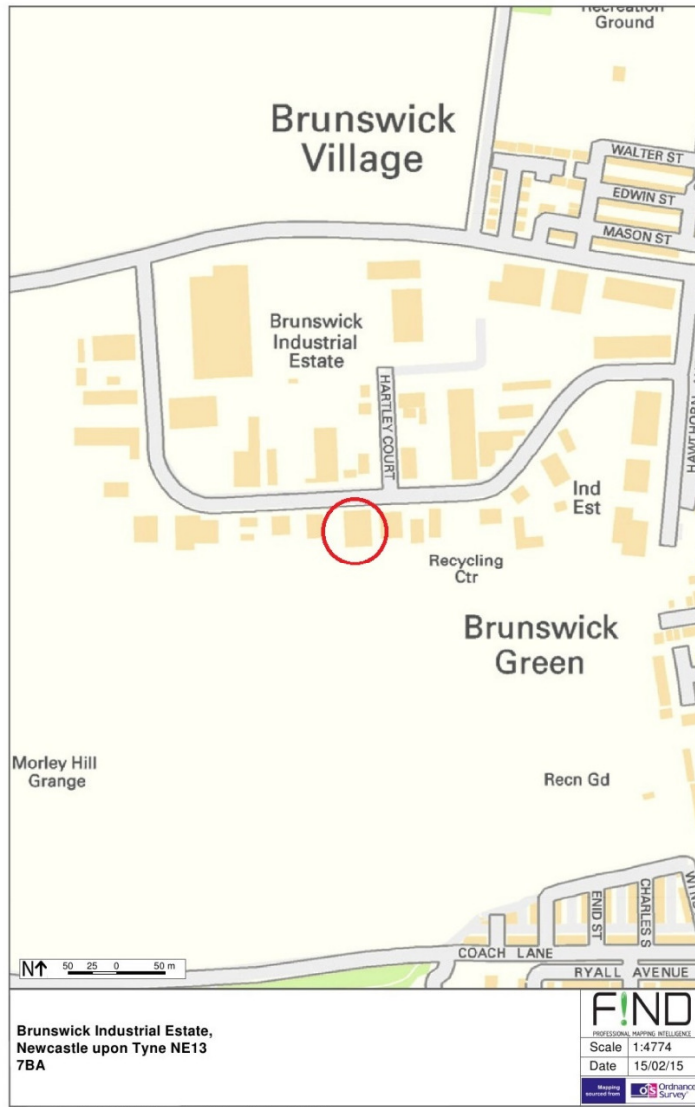
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