

# to let



*The industrial property specialists*



## UNIT 31, CITY ROAD, NEWCASTLE UPON TYNE, NE1 2AF

- SELF CONTAINED SECURE WAREHOUSE/WORKSHOP
- GIA - 56.60M<sup>2</sup> (609 SQ FT)
- CLOSE PROXIMITY TO NEWCASTLE CITY CENTRE AND QUAYSIDE
- FLEXIBLE LEASE TERMS
- COMPETITIVE RENT

### LOCATION

The subject property is located on City Road, Newcastle upon Tyne. This location benefits from the close proximity to the City Centre and Quayside.

Surrounding occupiers consist of commercial, residential and leisure uses.

The exact location is shown on the attached plan.

### DESCRIPTION

The property comprises an end terrace self-contained industrial workshop and office accommodation.

Internally there is a workshop with small office and WC facilities to the rear.

A small mezzanine store is also located to the rear above the office area.

Access to the workshop is from City Road via both a steel security roller shutter and timber doors.

### ACCOMMODATION

From onsite measurements the following

areas have been calculated (GIA):

**Warehouse / Workshop**      **56.60m<sup>2</sup>**  
**(610 sq ft)**

(Inc. rear office WC and mezzanine storage).

### SERVICES

It is understood that all mains services are connected to the unit, with the exception of gas.

(Further enquiries regarding services should be directed at the main utility operators).

### RATEABLE VALUE

From verbal discussions with the Local Rating Authority it is understood that the premises are assessed at RV £1,250.

(Interested parties should contact the local Rating Authority to clarify these figures).

### TENURE

The unit is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

### RENT

Our client is seeking a rent of £150 per week.

Please note, the landlord stipulates the payment of 6 months' rent in advance.

### LEGAL COSTS

Each party is to be responsible for their own legal costs in this transaction.

### ENERGY PERFORMANCE CERTIFICATE

Details upon request.

### VAT

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

### VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email: james.pain@frewpain.co.uk**

**July 2013**

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



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





UNIT 31, CITY ROAD,  
NEWCASTLE UPON TYNE, NE1  
2AF



**FIND**  
PROFESSIONAL MAPPING INTELLIGENCE

Scale	1:3,000
Date	14/07/13

Ordnance Survey

© Crown Copyright 2012. All rights reserved. Licence Number 100047514

F492 Printed by Ravensworth 01670 713330

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.