

to let



The industrial property specialists

UNIT 6, STEVENS COURT STONEYGATE CLOSE GATESHEAD TYNE & WEAR NE10 0AZ



- BRAND NEW DETACHED WAREHOUSE / WORKSHOPS AND PARKING WITHIN SECURE GATED ESTATE
- EXCELLENT COMMUNICATION LINKS VIA A184
- LOCATED ON THE BUSY MAIN ROAD – FELLING BYPASS (A184)
- GIA : 83.16 M² (895 SQ FT)
- RENT : £11,500 PA EXC

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



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

LOCATION

The subject premises are located at Stevens Court, Stonegate Close, Gateshead.

Access to the A184 is a short distance away, providing direct links to Newcastle or A19 / A1 (M) several miles away. Felling Metro Station is a 5 minute walk, which provides direct links to the surrounding area.

There is a mix of established commercial activity within the immediate catchment offering a combination of leisure, retail and residential.

The A184 (Felling Bypass) is a busy arterial route, offering great passing traffic and visibility.

The exact location is shown on the attached plan.

DESCRIPTION

Stevens Court is a brand-new development, providing nine self-contained detached workshop / warehouse units set within their own large gated concrete compounds.

The premises are constructed to a high standard providing steel portal frames with part brick / stone walls and insulated profile cladding to all elevations and roof above.

Internally the property offers an open plan warehouse / workshop along with a single WC with wash basin, concrete floors and LED lighting.

Vehicular access is via automatic sectional doors (3.6m * 4.8m), offering an internal eaves height of 5.4 m (Apex of 6 m).

Externally there is a concrete yard.

ACCOMMODATION

The premises provide the following areas GIA :

Unit 6	83.16 m ²
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TOTAL GIA :	83.16 M² (895 SQ FT)
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SERVICES

It is understood the property benefits three phase electric supply, water and mains drainage, with the exception of gas.

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

BUSINESS RATES

It is understood the premises are assessed on the VOA Website at :

RV £8500 (April 2026)

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

TENURE

The units are available on new FRI leases for a term of years to be agreed.

RENT

Our client is seeking offers in the region of £11,500 pa exc

The landlord will pay for the Building Insurance and recharge back to the tenant.

SERVICE CHARGE

A nominal service charge will be payable for the upkeep and maintenance of common areas. (Full details upon request.)

RENT BOND

Three months rental bond will be required and held for the full duration of the lease. In addition to rent being paid 3 months in advance.

ENERGY CERTIFICATE

TBC once completed.

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

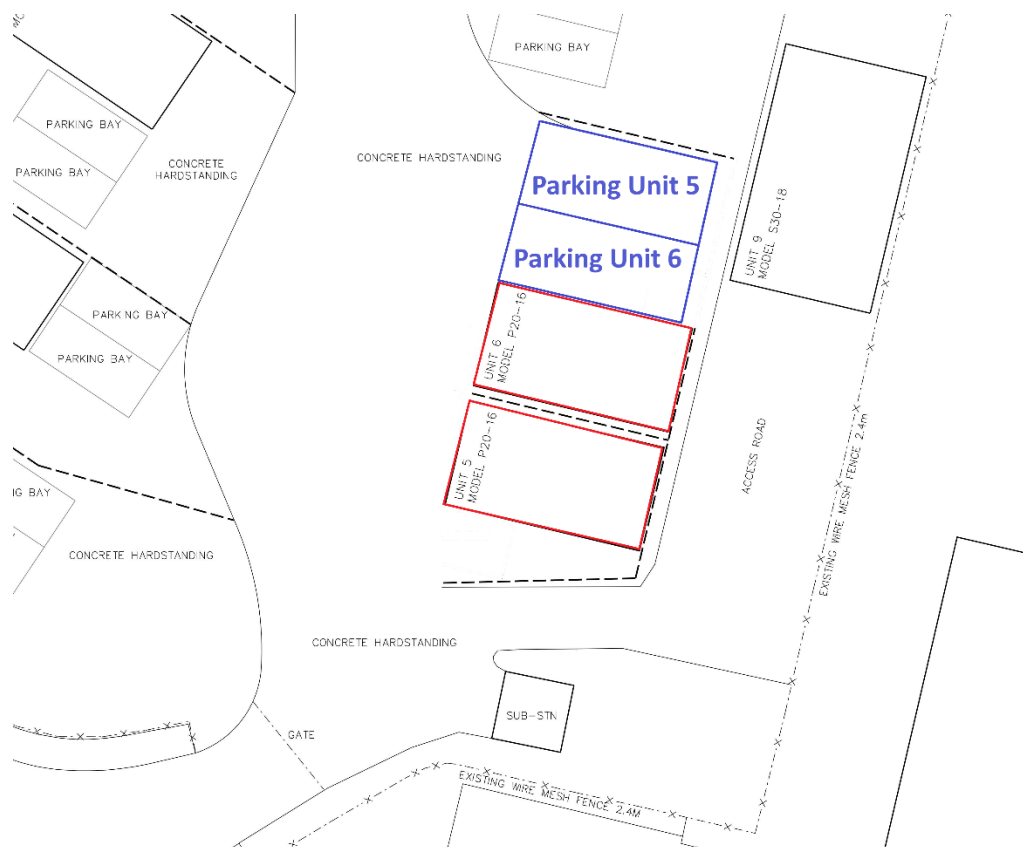
Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

August 26

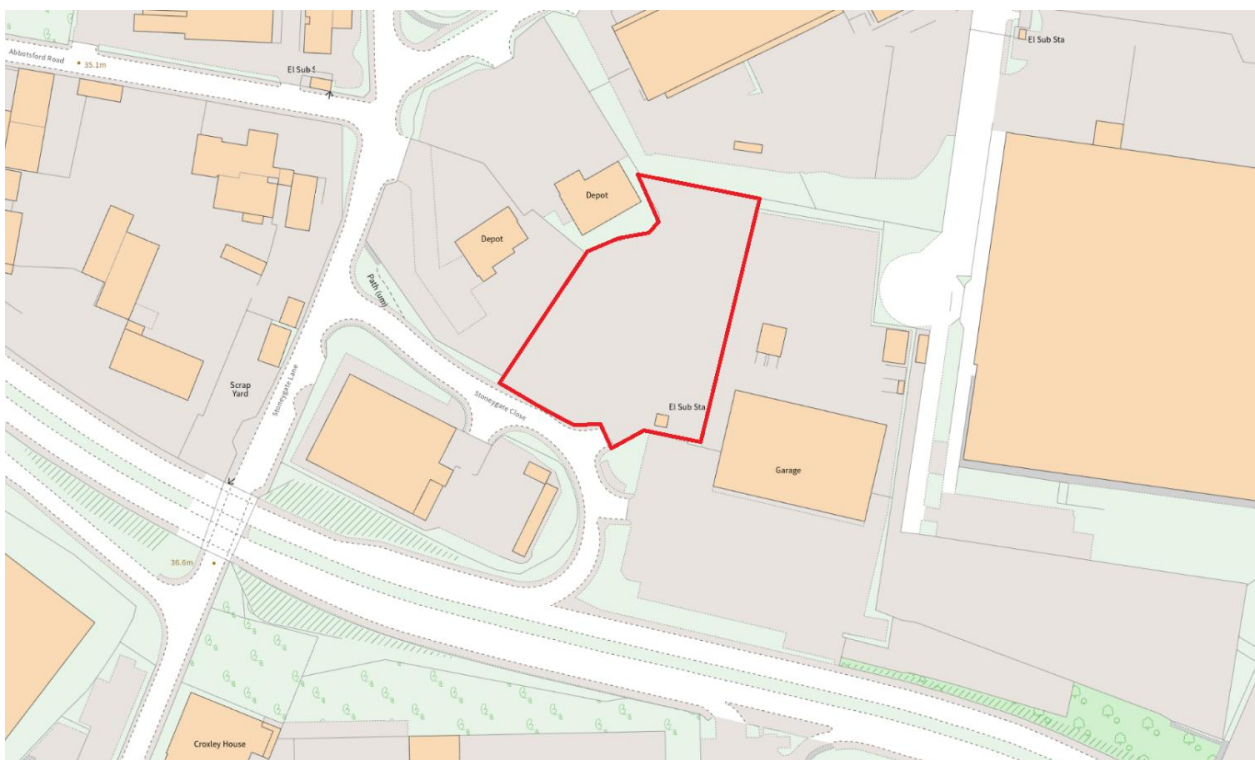




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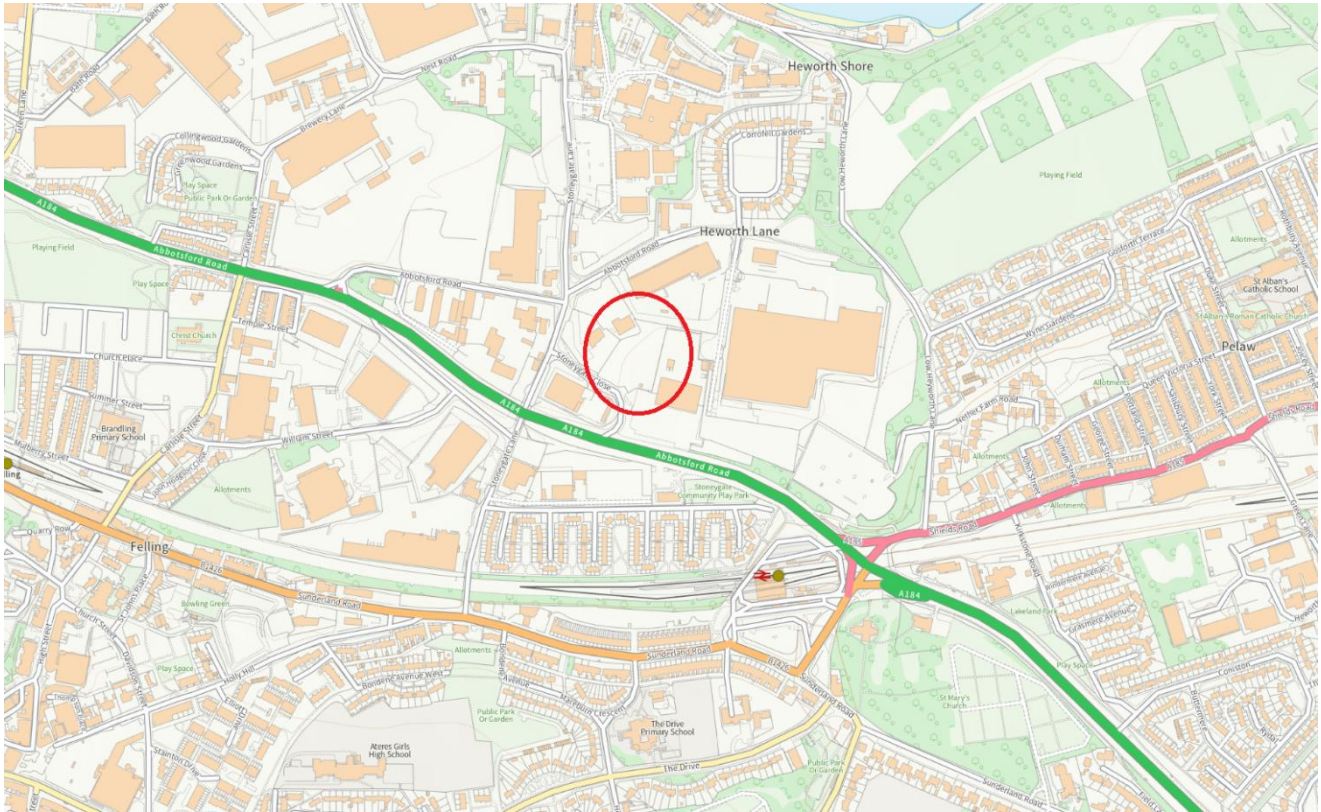
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