

to let



The industrial property specialists

UNIT H BLENHEIM PLACE DUNSTON INDUSTRIAL ESTATE GATESHEAD NE11 9HF



- SELF CONTAINED WAREHOUSE / WORKSHOP WITH OPEN YARD
- GIA – 418.73 M2 (4,507 SQ FT)
- CLOSE PROXIMITY TO THE A1 MOTORWAY / METRO CENTRE
- FLEXIBLE LEASE TERMS / INCENTIVES AVAILABLE

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 property is situated on Blenheim Place at the junction of Halifax Road within Dunston Industrial Estate.

This estate benefits from the close proximity of the A1 and Metro Centre, with all local amenities / services close by.

The exact location is shown on the attached plan.

DESCRIPTION

The property offers a self-contained workshop / warehouse constructed of portal frame design with profile cladding to the walls under a pitched roof finished in cement asbestos sheeting incorporating translucent roof lights.

The warehouse offers an operational eaves height of 3.8 m (Apex 4.4 m).

Internally the property offers office and WC accommodation, with vehicular access via a single full height security roller loading door.

Externally there is an open tarmac yard / car parking area.

ACCOMMODATION

From onsite measurements the premises have the following Net Internal Areas (NIA):

Warehouse / Workshop	350.83m ²
Office / Stores	67.90m ²

**TOTAL (GIA) 418.73 M²
(4,507 SQ FT)**

SERVICES

It is understood that all mains services are provided to the building, 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 from the Local Rating Authority website that the premises are assessed at :

RV £18,000

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

TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

The landlord is seeking a market rent of £25,000 pa. exc.

Incentives may be offered, subject to covenant and lease term.

ENERGY CERTIFICATE

E-116

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

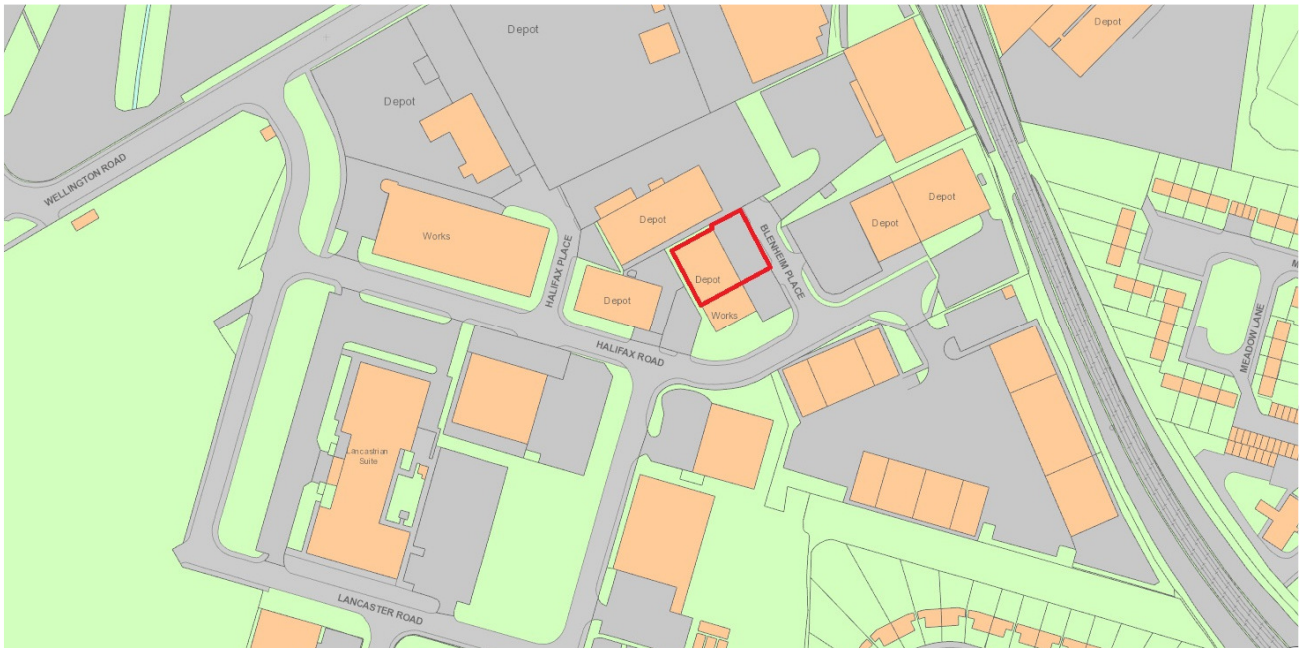
James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

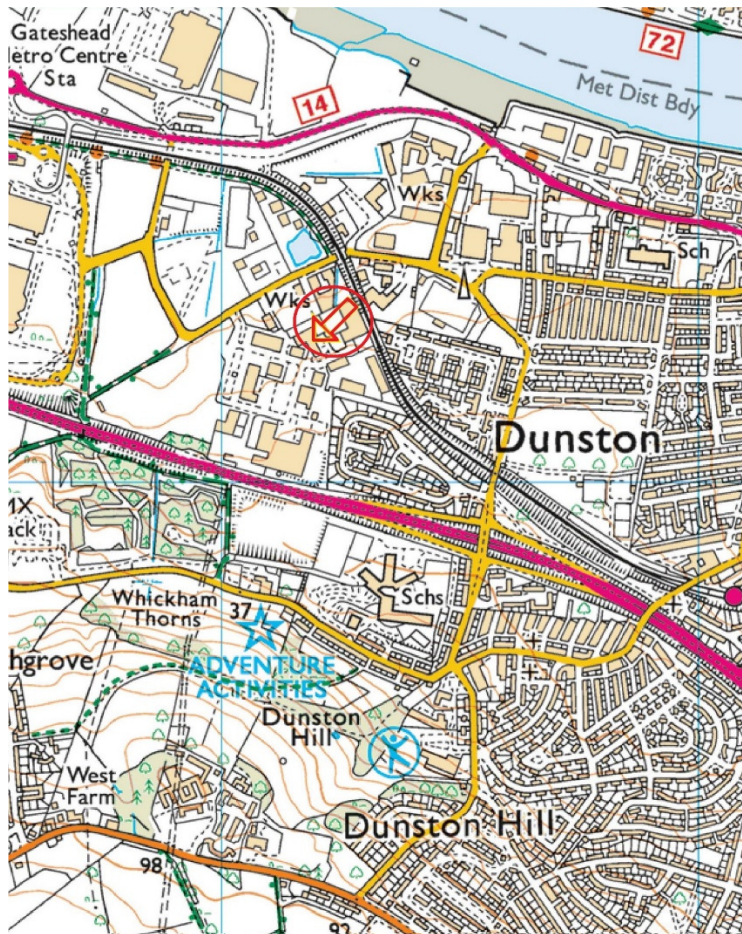
Feb 2025



F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: 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.



F492 Printed by Ravensworth 01670 713330

www.frewpain.co.uk t: 0191 229 9517 e: 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.