

to let



The industrial property specialists

UPON THE INSTRUCTIONS OF MCR PROPERTY GROUP

**UNIT 6
STARGATE INDUSTRIAL ESTATE
RYTON
TYNE & WEAR
NE40 3EE**



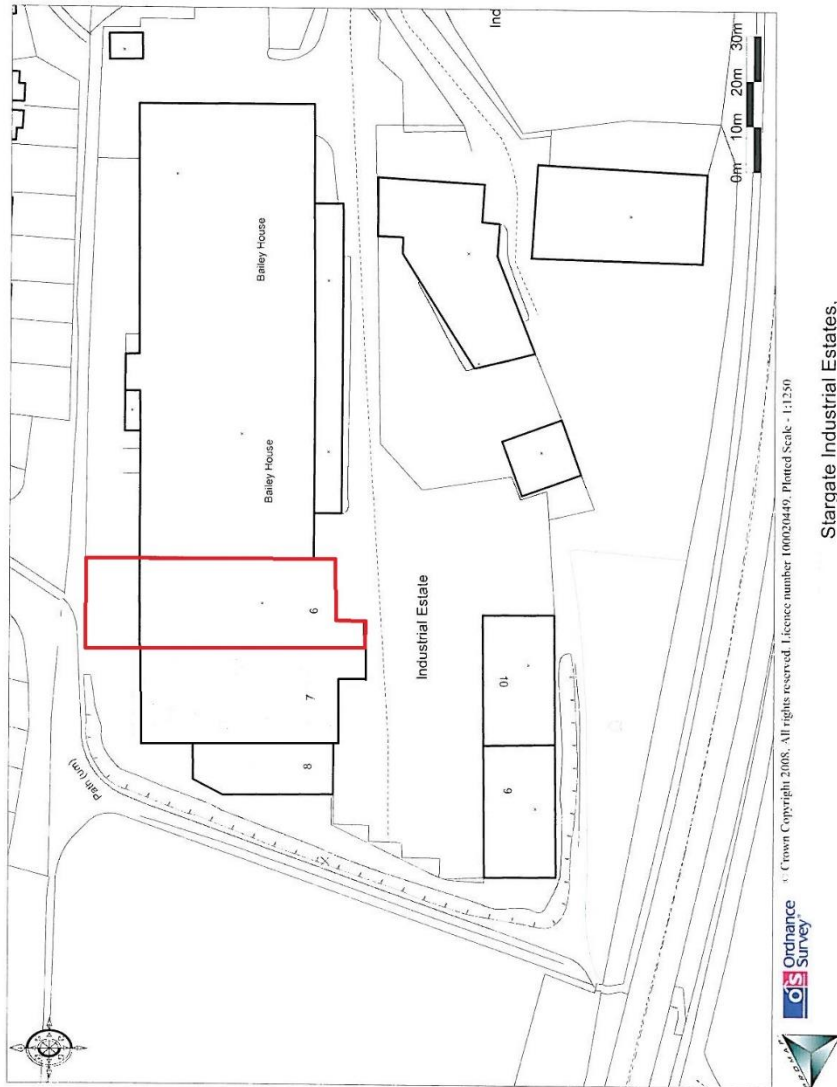
- **TERRACE WORKSHOP / FACTORY WITH TWO STOREY OFFICES SET WITHIN SECURE ESTATE**
- **ESTABLISHED LOCATION WITH EXCELLENT ROAD NETWORKS**
- **GIA : 914.85 M² (9, 847 SQ FT)**
- **10 TONNE CRANEAGE OPERATING THE FULL LENGTH OF THE BUILDING**
- **COMPETITIVE RENT**

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38 Collingwood St, Newcastle upon Tyne, NE1 1JF





Stargate Industrial Estates,
Rufon NF40 3DG



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LOCATION

The subject premises are located on Stargate Industrial Estate, Ryton.

Stargate Industrial Estate is located west of Stargate Lane which in turn links directly with the A695 trunk road a short distance to the south.

Occupiers close by include MKW Engineering Ltd, Debmatt and Jewson Builders' Merchants.

Ryton is a suburb located circa 6 miles west of both Gateshead town and Newcastle-upon-Tyne city centre.

The surrounding area comprises a mixture of industrial and residential property and is conveniently accessed via the A695 trunk road which provides rapid access to the A1 (east) and the A68 (west).

Exact location is shown on the attached plan.

DESCRIPTION

The property comprises of secure terrace workshop / warehouse accommodation with communal yard / car parking.

The unit is constructed of portal steel frame design with a combination of brick infill walls and profile insulated cladding to all elevations and roof above incorporating roof lights.

Vehicular access to the unit is via a single steel security roller shutter with internal lighting by high bay sodium units.

The two storey brick built offices are located to the front and are fitted to a basic standard offering open and cellular accommodation.

ACCOMMODATION

From onsite measurements the areas have been calculated as follows (GIA):

Production	848.02m ²
Ground floor offices	32.63m ²
First floor offices	34.18m ²

TOTAL **914.85 m²**
(9, 847 sq ft)

SERVICES

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

In addition the property benefits for a full length travelling 10 tonne crane.

(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 £38,500.

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

TENURE

The accommodation is available on a new FRI lease for a term of years to be agreed.

SERVICE CHARGE

A service charge will be payable for the maintenance of common areas – full details upon request

RENT

Our client is seeking rents in the region of £3.25 per sq ft.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

See below.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The incoming tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

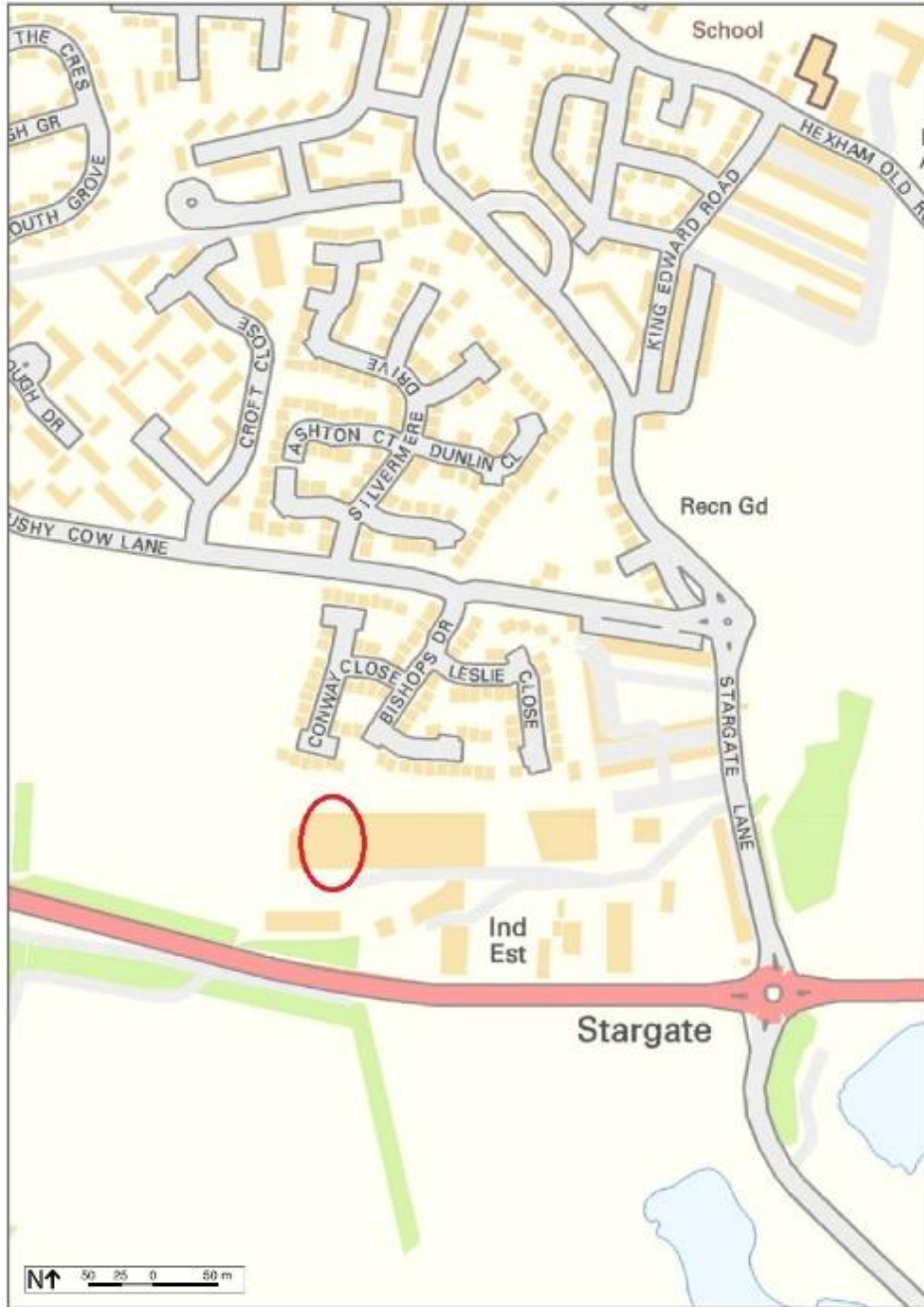
James E F Pain

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September 2015



Map Information

Scale: 1:4746
 Date: 09/09/15
 Reference:
 Order No: 1563244

UNIT 6, STARGATE INDUSTRIAL ESTATE, RYTON, NE40 3EE



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Energy Performance Certificate

Non-Domestic Building



Unit 6
Stargate Industrial Estate
RYTON
NE40 3DG

Certificate Reference Number:
9920-1029-0388-4280-3020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **64** This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 963
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

65 If typical of the existing stock