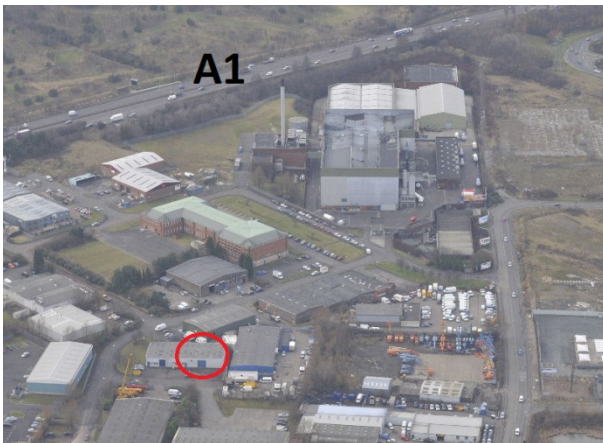


# to let



The industrial property specialists



## UNIT H, BLENHEIM PLACE, DUNSTON INDUSTRIAL ESTATE, GATESHEAD, NE11 9HF

- SELF CONTAINED WAREHOUSE/WORKSHOP
- GIA – 418.73 M<sup>2</sup> (4,507 SQ FT)
- CLOSE PROXIMITY TO THE A1 MOTORWAY / METRO CENTRE
- FLEXIBLE LEASE TERMS / INCENTIVES AVAILABLE

### 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.

It 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 concertina loading door.

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

### ACCOMMODATION

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

Warehouse / Workshop	350.83m <sup>2</sup>
Office / stores	67.90m <sup>2</sup>
<b>TOTAL GIA</b>	<b>418.73m<sup>2</sup></b> <b>(4,507sq ft)</b>

### SERVICES

It is understood that all mains services are connected to the unit, with the exception of mains 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 £13,000.

(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 £18,000 p.a.

(Subject to status, incentives may be available).

### ENERGY PERFORMANCE CERTIFICATE

EPC can be provided upon request.

### LEGAL COSTS

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

### VAT

All prices quoted are exclusive 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**

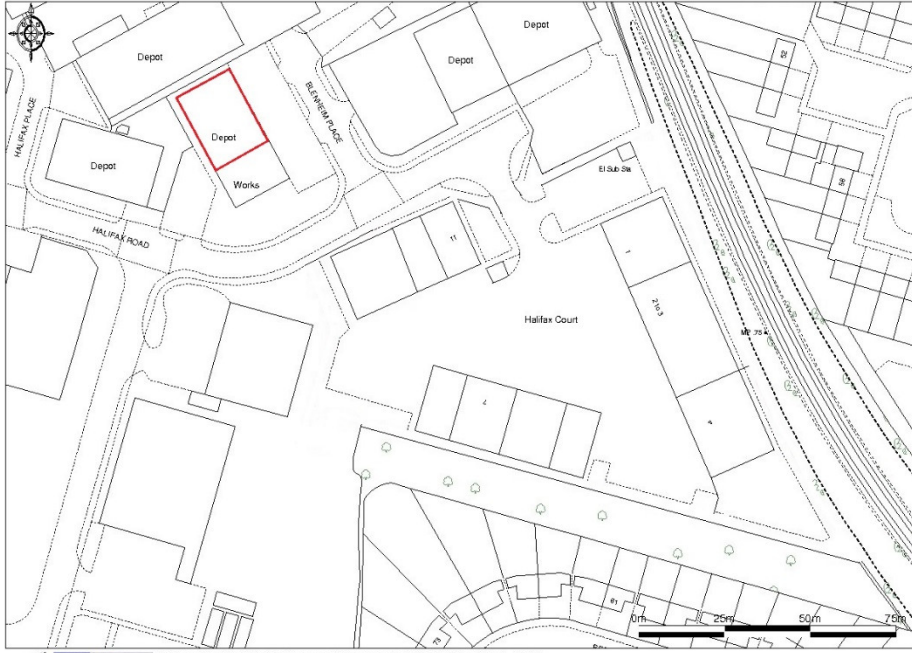
**April 2016**

[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)



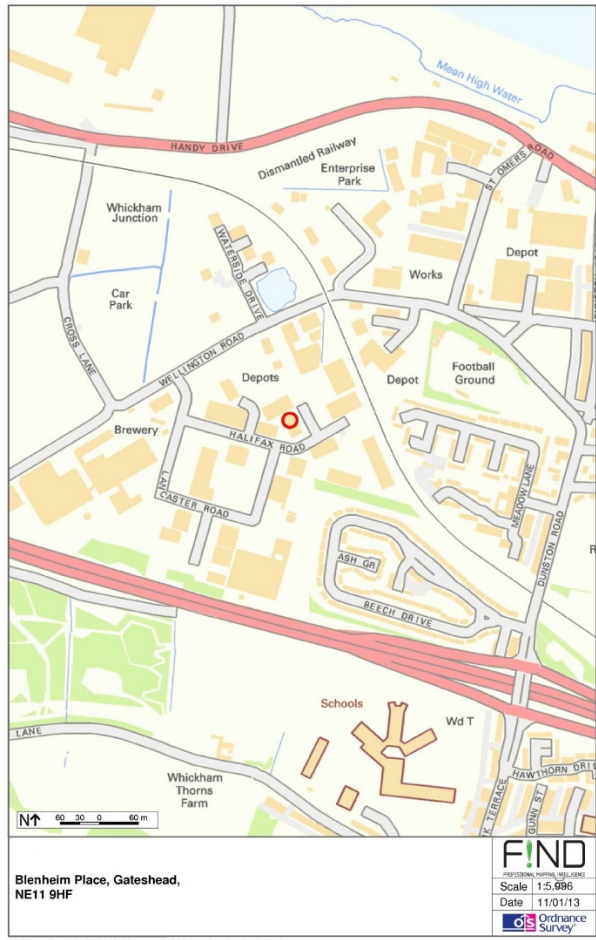
Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





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This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.



**Blenheim Place, Gateshead,  
NE11 9HF**

**FIND**  
PROFESSIONAL MAPS, WEBSITES  
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