

TO LET



ABBOTSFORD ROAD, GATESHEAD

SAT NAV : NE10 0EX



what3words : SLICES.DRIVES.STAPLE

geo•50•°C /,geo'50/n/adj. **1** a unique 180,785.45 sq ft industrial unit **2** ideal for an occupier that requires heat as a main energy source **3** with the benefit of an existing geo-thermal heat pump installed **4** to maximise net zero, whilst also providing a return in the process.

Overview.

INDUSTRIAL / WAREHOUSE UNIT

180,785.45 sq ft (16,795.52 sq m)

Geo 50 comprises 180,785.45 sq ft and is a steel portal framed, 6 bay industrial / warehouse unit with offices. The property is unique in it's ability to generate heat through a different means by way of an underground geo-thermal heat pump and hence, is ideal for an occupier that requires heat as a main energy source.

The property is strategically located for easy access by all means of transport. Abbotsford Road is the main route into Geo 50 which is just off the A194 (Felling Bypass) which further links to the A19 and the A1/ wider Motorway network. Heworth Metro Station is just 400m away, and Newcastle International Airport is 10 miles by car.



AWARD WINNING
GEO-THERMAL
TECHNOLOGY



1KW ELECTRICITY
REQUIRED TO
PRODUCE
4KW ENERGY



RHI INCREASING
WITH CPI
(AS OPPOSED TO RPI)
2023 - OVER 10%
INCREASE

Demographics.



WEEKLY WAGE RATES
ARE LOW COMPARED
TO THE NATIONAL
AVERAGE



TOTAL POPULATION
OF GATESHEAD IS
196,200



50% OF GATESHEAD
POPULATION
ECONOMICALLY ACTIVE



4,300 CURRENTLY
UNEMPLOYED IN
GATESHEAD

Incentivised Heat Pump.

The occupier of the site will benefit from access to abundant net zero heated water from the 2.4 MW geo-thermal heat pump system enhanced by warm water sourced from formal coal mine workings underground.

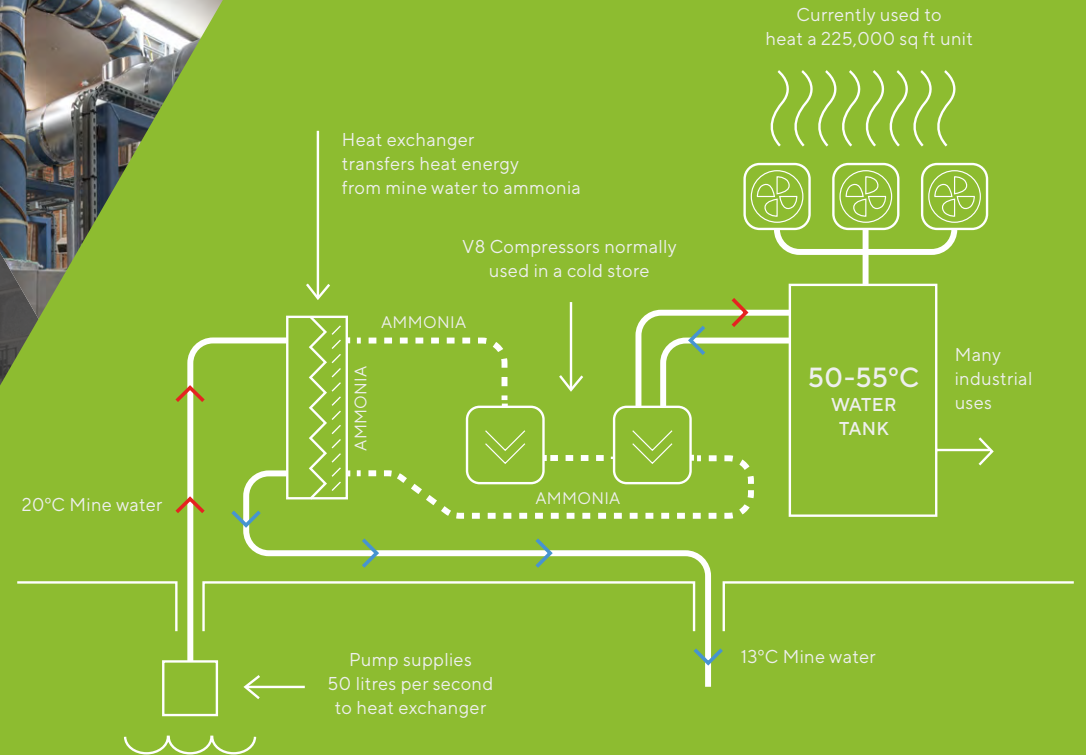
This benefit is not only a source of low-cost heat, but the system will also benefit from another decade and a half of substantial subsidy payments direct from OfGem.

An example based on modest use is a typical heating season of 5,000 hours per year (late October to Mid May). This would provide heated water for over 6 months of the year to 50-55 degrees C.

Annual heat produced	6,050 MWh (thermal)
Market cost of producing heat above	£482,700
Annual subsidy by OfGem	£412,300 <i>(under the Renewable Heating Incentive (RHI) scheme available until 2038)</i>
Annual electricity cost to run heat pump	(£331,900)
Annual Profit	£563,100

The geo-thermal heat pump system can run for longer and process heat up to 50 degrees C. Should an occupier require this level of heat the annual profit on the system could be up as high as £1,000,000 per annum.

Further information available upon request.



Beneath Geo 50 sits above several generations of mine workings from about 80-300 metres down. Many layers of coal were extracted with the workings spreading miles in all directions. The workings are flooded with resting water sitting about 30 metres below ground.

The water sits at a temperature of about 20 degrees and at Geo 50, is used as a heat resource. The water is pumped into a heat exchanger, where the heat energy is extracted and then the water is returned back to the coal mines where it warms via Geo-thermal processes and the process begins again.

Using mine water as the heat source is the main differential between this and other pumps that most commonly use an air source for energy. It is of a stronger benefit due to the temperature stability of the water with them being deep underground mines.

One of the benefits of the system at Geo 50 is that it is Ofgem registered and has a renewable heat incentive paid per kWh of heat produced in two tiers. This will be paid on heat produced until September 2038 and is index linked all the way.



NEWCASTLE CITY CENTRE

A1

A184

Aerial.

ASDA

GATESHEAD

Biz Space Design Works Business Centre

Newcastle College Rail & Civil Engineering Academy

Bidfood

SPICERS HAMPER OF DISTINCTION

bentlinck FURNITURE

AkzoNobel

TriPak Ltd

armadillo SELF STORAGE

NISSAN Lookers

GEO50°C

KFC

Heworth Train Station

Heworth Underground Station

Metro Long Stay Car Park

ecologic

A184

A19 / A1

ALDI

RIVER TYNE

ABBOTSFORD ROAD

Specification.



STEEL PORTAL FRAME
CONSTRUCTION



EAVES HEIGHT
OF 6.1M



NEW MODERN ROOF



GATEHOUSE AT
ENTRANCE



STATE OF THE ART HMRC
APPROVED WAREHOUSE
SECURITY SYSTEM



13 DOCK LEVEL
LOADING DOORS



4 GROUND
LEVEL ACCESS DOORS



LARGE SECURE
YARD



40 CAR PARKING SPACES
(+80 SUBJECT TO PLANNING)

ESG.

Summary of heat pump technology
along with any ESG credentials.



HEATING VIA UNDER
GROUND SOURCE
HEAT PUMP



LED LIGHTING
THROUGHOUT

HEAT SOURCE PUMP

JOLODA AUTOMATIC PALLET UNLOADING SYSTEM

Accommodation.

Warehouse	-	179,317.91 sq ft
Ground Floor Office/ Canteen	-	733.77 sq ft
First Floor Office	-	733.77 sq ft
Total	-	180,785.45 sq ft

INDUSTRIAL/WAREHOUSE UNIT

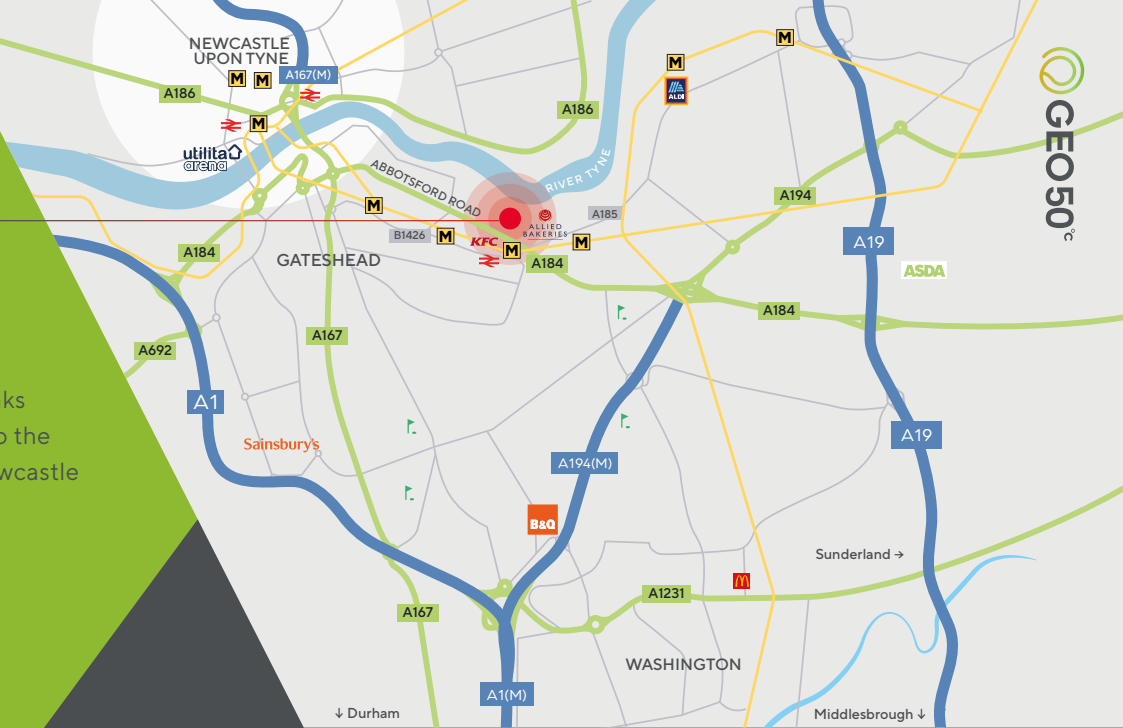
180,785.45 sq ft (16,795.52 sq m)



Location.



Geo 50 is easily accessible being located just off the A184 which provides excellent transport links to the A19 as well as access to the A1 Western bypass and Newcastle and Gateshead centres.



BY ROAD



NEWCASTLE AIRPORT	10 miles
TEESPORT	37 miles
SHEFFIELD	129 miles
EDINBURGH	124 miles
MANCHESTER	144 miles
BIRMINGHAM	211 miles
LONDON	290 miles

BY RAIL

From Newcastle Station, 8 mins away



YORK	54 mins
EDINBURGH	57 mins
LEEDS	1 hr 25 mins
SHEFFIELD	2 hrs 20 mins
MANCHESTER	2 hrs 30 mins
LIVERPOOL	2 hrs 50 mins
LONDON	3 hrs 22 mins

5 mins walk to
Heworth metro
and train station



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EPC

Available upon request.

Terms

Terms, by way of a new full repairing lease on terms to be agreed. For further information please contact the letting agents.

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