



To Let

Industrial Open Storage

**St Omers Road, Dunston,
Gateshead,
NE11 9EZ**

- 1.4ha (3.46 acres)
- Industrial open storage
- Secure fenced concrete yard with offices and store
- Access to A1 and close to Newcastle City Centre
- Dual access off St Omers Road
- Available by part or as a whole
- Busy trade location close to Jewson and SIG

SUBJECT TO CONTRACT

Contact: Nick Atkinson
Email: nick@htare.co.uk
Direct Tel: 0191 245 3011

HTA Real Estate
Floor A,
Milburn House,
Dean Street,
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234

Location

The property is located on St Omers Road in Dunston, on the south bank of the River Tyne. Access to J70 of the A1 Western Bypass is 0.7 miles south and Newcastle City Centre is less than 3 miles east via the Redheugh Bridge.

The site has a prominent road frontage adjacent to a Jewson branch and opposite a large SIG depot.

Description

The property is mainly industrial open storage with concrete slab and steel palisade fencing.

The storage building is steel portal frame with profile metal sheeting to the elevations and corrugated asbestos sheeting to the roof. Access is via five roller shutter doors and WCs are provided.

Tyne House is an office building with separate access off St Omers Road, with car parking to the front and rear. The two storey building has brick elevations, uPVC replacement windows and a flat roof. Internally it provides offices, kitchen and WCs.



Tyne House Offices

Accommodation

The property has been measured as follows:

	Sq. M.	Sq. Ft.
Storage Building	1,519	16,350
Two storey offices	195	2,095

The total site area extends to approximately 1.4ha (3.46 acres).

Business Rates

The property has three separate rating assessments.

Tyne House RV £8,900

Contracts House RV £64,500

Unit 2 Flour Mill Rd RV £15,000

Interested parties are advised to contact the Local Rating Authority to confirm the rates payable.

Services

We understand the site has 3 phase electrical connection and mains water supply.

Terms

Available by way of a new lease for a term of years to be agreed. Rent on application subject to the area required.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

Tyne House has an EPC rating of D(90)

Anti-Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

Viewing

Via sole agents HTA Real Estate

Nick Atkinson - nick@htare.co.uk

Direct Tel: 0191 245 3011

Simon Hill - simon@htare.co.uk

Direct Tel: 0191 245 3010

IMPORTANT NOTICE

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by HTA Real Estate Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither HTA Real Estate Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. HTA Real Estate Ltd is a limited company registered in England with registered number 8724530. Registered Office: Fernwood House, Fernwood Road, Jesmond, Newcastle upon Tyne NE2 1TJ.

October 2024

