



To Let

594.76m² (6,402ft²)

**12B New York Way
New York Industrial Estate
NE27 0QF**

- High quality industrial unit with two storey offices
- 12 car parking spaces
- Secure fenced site
- Full LED lighting throughout
- 5.4m minimum eaves height
- 7.3m to apex

SUBJECT TO CONTRACT

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**HTA Real Estate
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Location

The property is located on New York Way within the well-established New York Industrial Estate. The property is 0.5 miles from the Silverlink junction of the A19 and A1058 (Coast Road) with the Tyne Tunnel 1.5 miles to the south. Newcastle City Centre is 7 miles to the west.

Description

A semidetached industrial unit constructed in 1997, comprising a steel portal frame, full height brick elevations and a pitched roof of insulated profile metal sheeting incorporating translucent roof lights.

The property has extensive offices and amenity space provided over two storeys at the front of the building. The offices have gas central heating, LED lighting and furniture is available by way of separate negotiation.

The warehouse has LED lighting, gas warm air blowers and access is via a sectional insulated up and over loading door measuring 3.5m wide by 4.3m high.

Accommodation

	sq m	sq ft
Warehouse	341.83	3,679
Ground floor offices	126.46	1,361
First floor offices	126.46	1,361
Total GIA	594.76	6,402



Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£45,000** per annum exclusive.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £32,000. The new RV from 1st April 2023 will be £38,250. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC Rating of C(59). A copy of the certificate is available on request.

Anti-Money Laundering

Under current 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 a simple online identity verification.

Viewing

Via Sole Agents HTA Real Estate

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