



To Let

2,604.28m² (28,032ft²)

**Neptune Energy Park
Fisher Street
Newcastle upon Tyne
NE6 4LY**

- High quality industrial unit with cranes and quay access
- Two storey offices
- Energy efficient LED lighting
- 7.5m minimum eaves height and 9.0m to apex
- 50 car parking spaces, including 2 EV
- 20T and 10T overhead cranes

SUBJECT TO CONTRACT

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Location

Neptune Energy Park (NEP) is a major manufacturing and education cluster on the River Tyne with an operational quay edge, deep water access and heavy loadout capability. The site is secured 24/7 with a manned barrier access.

Located in Walker, NEP has excellent road access off Fisher Street, which in turn links to the A187, and the A19 is 3 miles to the west. Newcastle city centre is 3.5 miles east and Wallsend town centre 1 mile to the north.

Description

The property comprises a modern detached steel portal frame industrial unit built in 2014. The building has a minimum eaves height of 7.5m and apex height of 9m. Offices and amenity are provided over two floors, including open plan office, meeting rooms, kitchen/canteen, and stores.

Access is via two electric roller shutter doors measuring 5.2m wide by 6.2m high. Heating is provided by gas fired warm air blowers and lighting is LED fittings with movement sensors. Two gantry cranes run the full length of the building with a lift clearance of 5.65m (20T) and 5.8m (10T). The unit also benefits from a filtered extract booth within the workshop/warehouse.

The site has 50 car parking spaces to the front and side elevation, plus a large concrete service yard to the rear, with additional yard available if required.



Accommodation

	sq m	sq ft
Ground floor warehouse	2,070.93	22,291
Ground floor office	273.12	2,940
First floor offices	260.24	2,801
Total GIA	2,604.29	28,032

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£200,000** per annum exclusive.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £160,000. 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. The current power supply is 250 kVA.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC Rating of B(27). A new EPC is due in April 2024.

Viewing

Via Agents HTA Real Estate

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