

## TO LET

Unit 4, Maling Court, Hoult's Yard,  
Newcastle upon Tyne, NE6 2HL



### Mid Terrace Industrial Unit

6,501ft<sup>2</sup> (603.97 m<sup>2</sup>)

- Rarely available (Available from January 2025)
- Excellent location close to the city centre
- On-site parking
- Shared service yard
- Suitable for a variety of uses, subject to planning

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**RICS**



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### Location

The property is located within Hoult's Yard just outside Newcastle City Centre, off Walker Road. As such, the unit is well placed for any occupiers who require good access to the city and the surrounding areas. The immediate area has undergone considerable regeneration in recent years with the nearby development of hotels, student accommodation and office blocks. Byker metro station is approximately 10 minutes' walk away and there is a bus stop located immediately to the entrance of Hoult's Yard on Walker Road.

### Description

The unit is located in the corner of a terrace of units of steel portal frame construction with brick infill walls and a metal profile sheet dual pitch roof, with a maximum eaves' height of 8.04 meters and minimum of 4.74 meters. The specification of the unit comprises of a single roller shutter door at the front right of the property, opening to a space of concrete flooring with florescent tube lighting and one W.C. The roller shutter door measures 4.74m x 3.94m.

### Accommodation

The properties comprise the following Gross Internal Areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Unit 4	603.97	6,501

### Terms

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed.

### Rent

Quoting £55,258.50 per annum exclusive. (£8.50 per sq ft).

### Utilities

We understand the units are connected to mains services, however we would recommend interested parties to make their own enquiries in this regard.

### Rateable Value

The VOA indicates that the properties have a rateable value (from April 2023) as follows:

	RV
Unit 4	£38,250

### EPC

The current rating is C (55).

### Legal Costs

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

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

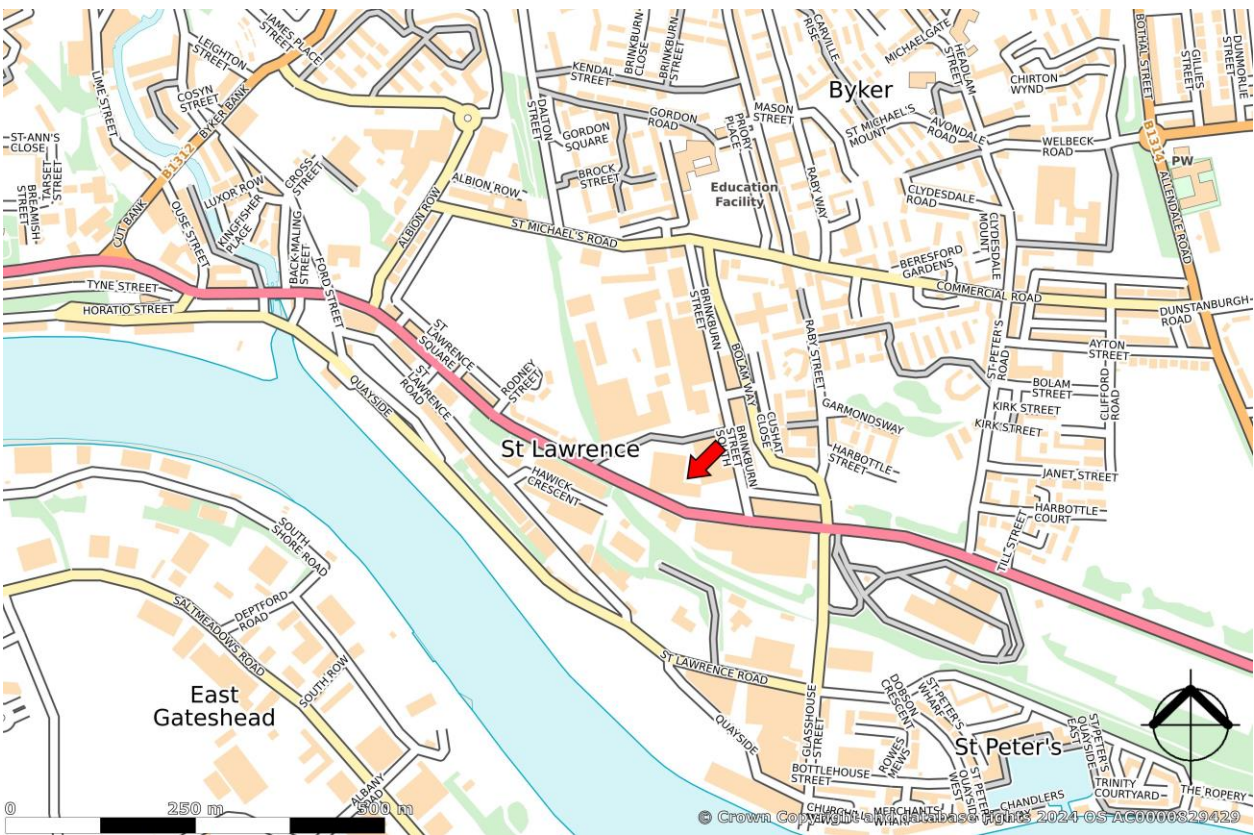
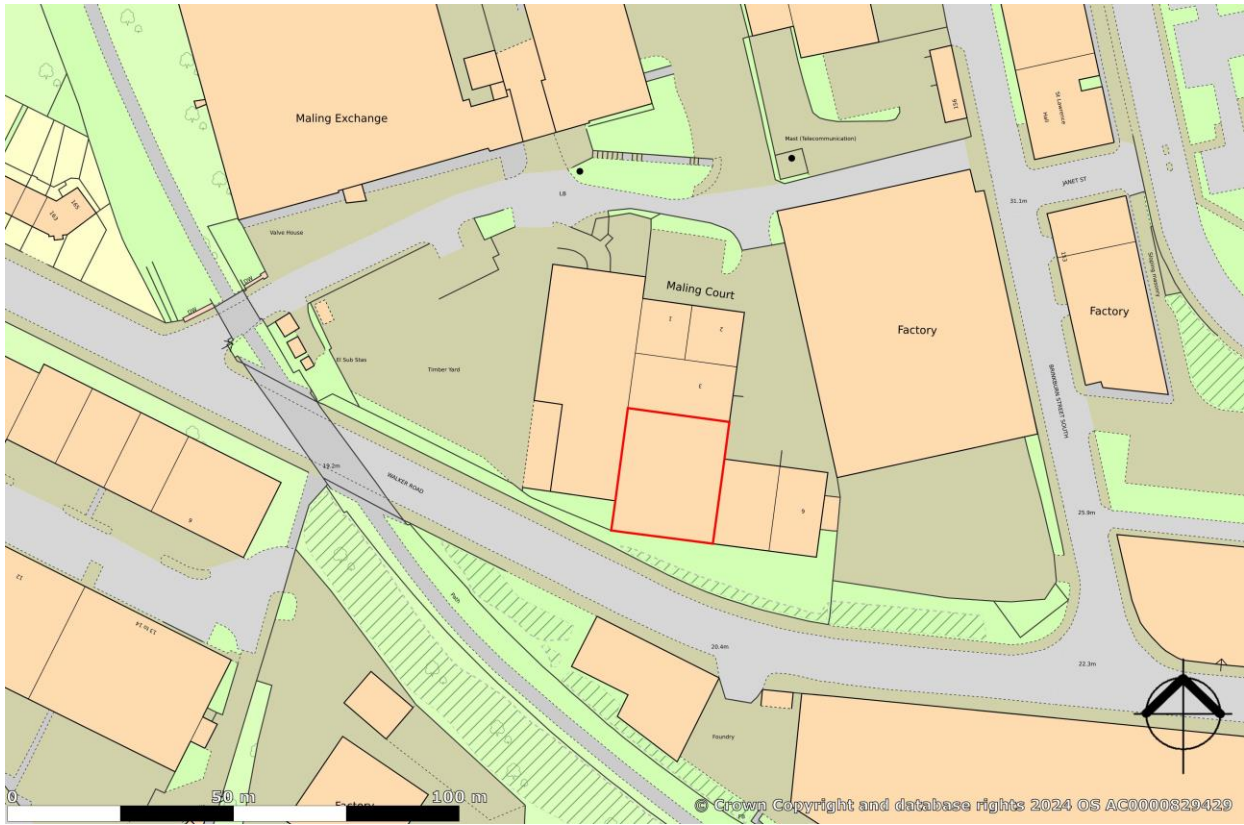
### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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