



TO LET

Industrial / Warehouse

Wellington Road, Dunston, Gateshead
NE11 9JL

- Approximately 650 sq m(7,000 sq ft)
- Established Commercial Location
- Secure Site
- 10M Eaves
- **Large Yard (Approx 0.70 Acres)**
- Potential Refurbishment Available
- Suitability for a 5T Crane

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LOCATION

The property is located prominently on Wellington Street in Dunston, Gateshead with good access to the A1 western bypass. The site is located in a mixed residential and commercial area.

DESCRIPTION

The property comprises a detached workshop unit to be refurbished, incorporating the following:

- 10M Eaves
- New LED Lighting
- Offices
- WC's
- Large Secure Yard

ACCOMMODATION

The property comprises the following approximate Gross Internal Floor Area.

Ground Floor Warehouse - 650 sq m (7,000 sq ft)

TERMS

The property is available "To Let" at an asking rent of £85,000 per annum exclusive. Further information is available upon application.

VAT

All prices quoted are deemed exclusive of VAT unless stated otherwise.

ENERGY PERFORMANCE CERTIFICATE

This will be completed once the works have been undertaken.

BUSINESS RATES

The business rates will be established upon occupation. We recommend that interest parties contact the Local Rating Authority directly to determine the precise rates payable

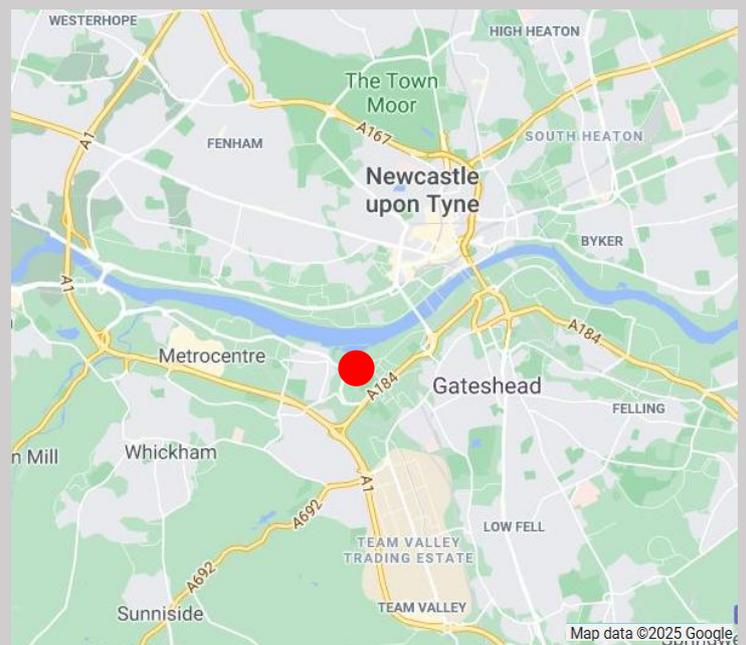
VIEWING

Strictly through the agents Connect Property North East:

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