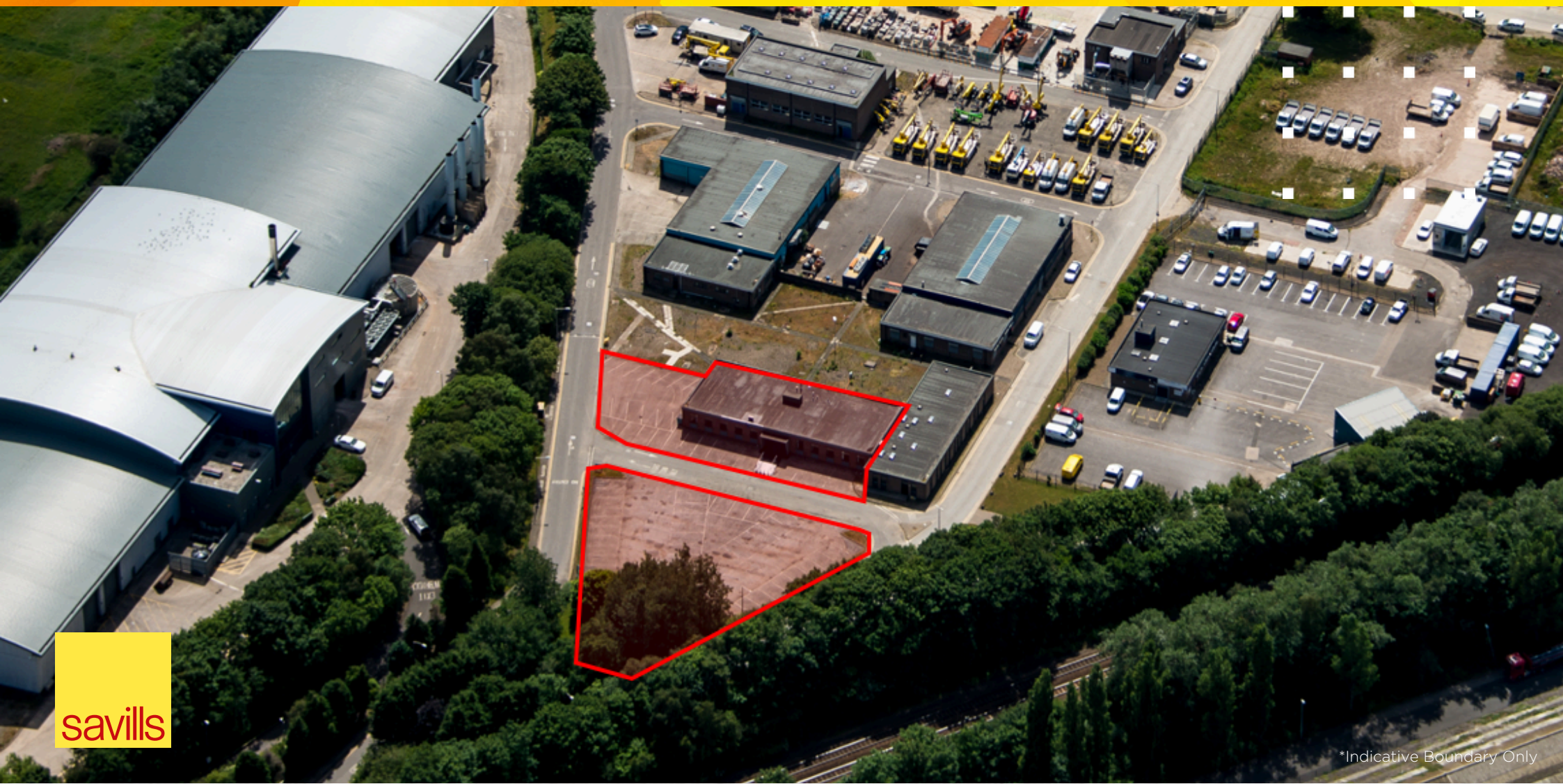


OFFICES WITH LAND TO LET

OFFICES WITH LAND DERWENTHAUGH INDUSTRIAL ESTATE

Derwenthaugh Road, Swalwell, NE16 3BQ



*Indicative Boundary Only

LOCATION

Derwenthaugh Industrial Estate is strategically located immediately adjacent to the A1 Western Bypass approximately 4 miles to the west of Newcastle City Centre and Gateshead town centre. The estate sits just 0.25 miles from the Metro Centre, the regions largest shopping centre which sees over 14.4 million visitors per annum.

The estate is accessed via Derwenthaugh Road to the east, leading to the A694 providing A1(M) access to the south.

DESCRIPTION

The office building is located to the front of the estate, providing traditional accommodation within a single storey brick built block. Internally the accommodation comprises cellular office space with W/C access.

The yard is located to the front of the office and comprises the former car park for the building.

The offices and yard can be let together or seperately depending on occupier requirements.

SIZE

According to the approximate measurements provided to us, the total site area for the yard extends to 0.37 acres (0.15 hectares). The total NIA of the office building extends to 4,547 sq. ft.

Please note that we have not measured the site and this figure is for guidance only.

RENT

Land - £15,000 per annum exclusive of VAT.
Office - Rent on application.

TERMS

The properties are available by way of a new full repairing and insuring lease for a term of years to be agreed. Leases can be agreed over both properties as a whole or separately.

RATEABLE VALUE

We understand that the office unit was removed from the rating list on 12 August 2022 and is due to be reassessed.

We advise all interested parties to make their own enquiries with the relevant local authority.

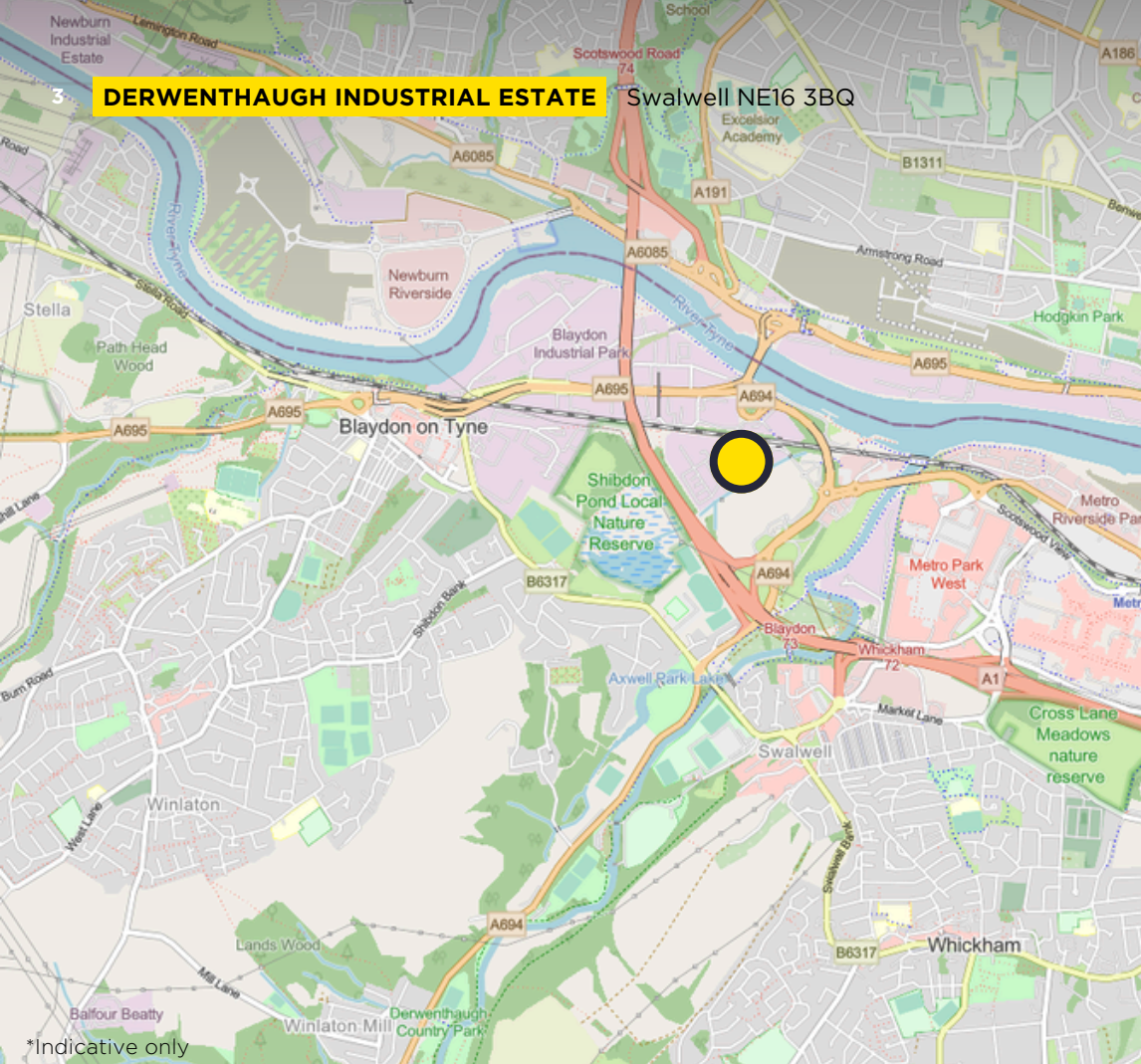
EPC

Office A2 - To be reassessed.

SERVICES

We understand that the yard does not benefit from active services, however the office benefits from mains gas, water and electricity connection.





DERWENTHAUGH INDUSTRIAL ESTATE

Swalwell NE16 3BQ

VAT

All rents and prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to bear their own costs incurred.

CONTACT

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