

FOR SALE

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# Back Chapman Street Chillingham Industrial Estate

Newcastle upon Tyne NE6 2XT



## Key Highlights

- Rare freehold industrial unit
- Prominent location within Chillingham Industrial Estate
- Total GIA extends to 697.5m (7,508 sq ft)
- 5.39m min eaves height
- Available immediately
- **Offers in excess of £250,000 exclusive of VAT**

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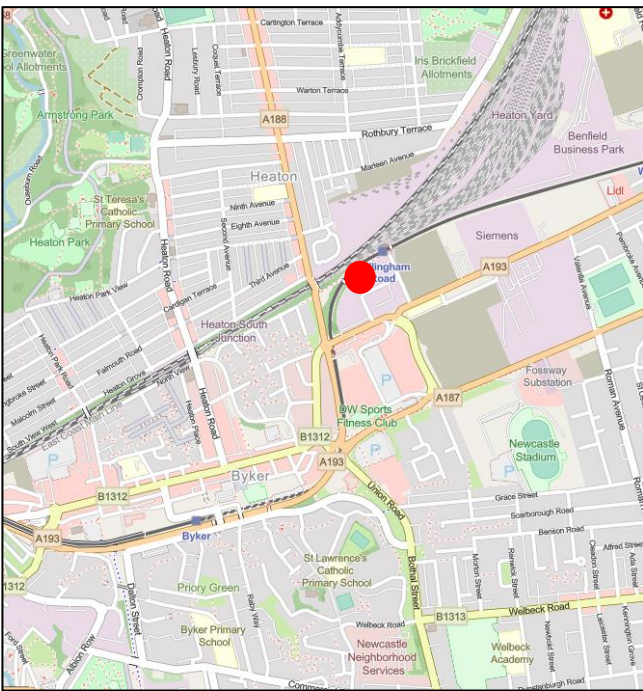
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## Location

The property is located on Back Chapman Street within Chillingham Industrial Estate in Byker, east of Shields Road and immediately south of Chillingham Road Metro Station. The estate benefits from good transportation links with immediate access to the A193 arterial route, providing access to the Coast Road to the north. The site sits just west of Walkergate and south of Heaton.

Chillingham Industrial Estate comprises units housing both manufacturing and retail occupiers, with one of Newcastle's largest retail parks Newcastle Shopping Park adjacent to the estate.



## Description

The premises comprise a single storey, end terrace, steel portal frame industrial unit. The external walls are brick built with the roof being pitched behind a metal cladding front façade. The property provides a eaves height of 5.39m, rising to 8.74m at the apex.

Internally the warehouse benefits from concrete flooring and translucent panels to the roof. There are internal single storey offices of blockwork construction with roller shutter access to the front, rear and western elevations.

Externally, the unit benefits yard to the side of the building, accessed from Back Chapman Street.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) as follows:

	SQ M	SQ FT
Back Chapman Street	697.5	7,508
<b>Total GIA</b>	<b>697.5</b>	<b>7,508</b>

## Terms

The freehold interest is available by way of private treaty sale.

## Sale Price

Offers in excess of £250,000 exclusive of VAT.

## Rateable Value

All interested parties are recommended to make enquiries with the relevant local authority.

## Energy Performance Certificate (EPC)

The property has an EPC rating of D97.

## Legal Costs

Each party will be responsible for their own legal/professional fees.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT.



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\*for indicative purposes only

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