

TO LET

Unit 6B & 7 Metnor Business Park,
Hadrian Road, Wallsend, NE28 6HH



High bay factory unit with secure yard 1,137 m² (12,241 sq.ft)

- Located 2½ miles from the A19 Tyne Tunnel and 4 miles from Newcastle city centre
- Internal heights 9.75m and 6.0m
- Office accommodation and staff amenities
- 6 No. level access loading doors
- Secure concrete yard area
- Large power supply (590kVA)
- Rent: £57,500 per annum

SITUATION

The estate is situated on the A187 Hadrian Road on the outskirts of Wallsend, approximately 2½ miles from the A19 Tyne Tunnel entrance and 4 miles east of Newcastle.

The Hadrian Road Metro Station is only 250m from the site.

Please see the attached plans for more detailed information.

DESCRIPTION

The estate comprises a series of interlinking factory units, each of which is of steel framed construction with profile cladding to the walls and a mixture of corrugated asbestos cement and metal sheeting to the roof areas.

Units 6B and 7 were extensively refurbished in 2018 when they were reroofed and reclad and the office & welfare space renovated.

Unit 6B comprises an open high bay factory with an internal clear height of 9.75m and crane rails capable of supporting a 10 tonne overhead crane (crane not included). There are also 5 roller shutter doors, only 2 of which are operational and measure 5.4m wide x 5.75m high.

Unit 7 is lower in height at 6.0m and is 50% workshop space and 50% office and welfare space.

Externally there is a large concrete yard area providing vehicular access to the loading doors, staff parking and external storage.

Services

The units benefit from all mains services including a substantial 3 phase electricity supply of 590kVA capacity served from a dedicated on site sub-station.

Lighting is from LED high bay units to the factory areas and fluorescent strips to the office/welfare areas.

ACCOMMODATION

The unit provides the following Gross Internal Floor Areas:

	M ²	Sq Ft
Unit 6B Factory Area	908	9,772
Unit 7 Workshop	112.4	1,210
Unit 7 Offices/Welfare	117	1,259
Total	1,137.4	12,241

RATING

The property is assessed at Rateable Value £32,500 and the rates payable are £16,218.

ENERGY PERFORMANCE

Unit 6B has energy performance rating of C59 and Unit 7 a rating of E105.

TERMS

The premises are offered to let either by way of an assignment of the current tenant's lease which runs to March 2028 or alternatively the landlord will offer a longer term lease if preferred and subject to covenant strength.

The current passing rent is £57,500 per annum and is fixed to the end of the lease term.

VAT

All prices and rents will be subject to VAT at the standard rate.

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Particulars - January 2024
Images – December 2023

For further details please contact:



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Subject to Contract

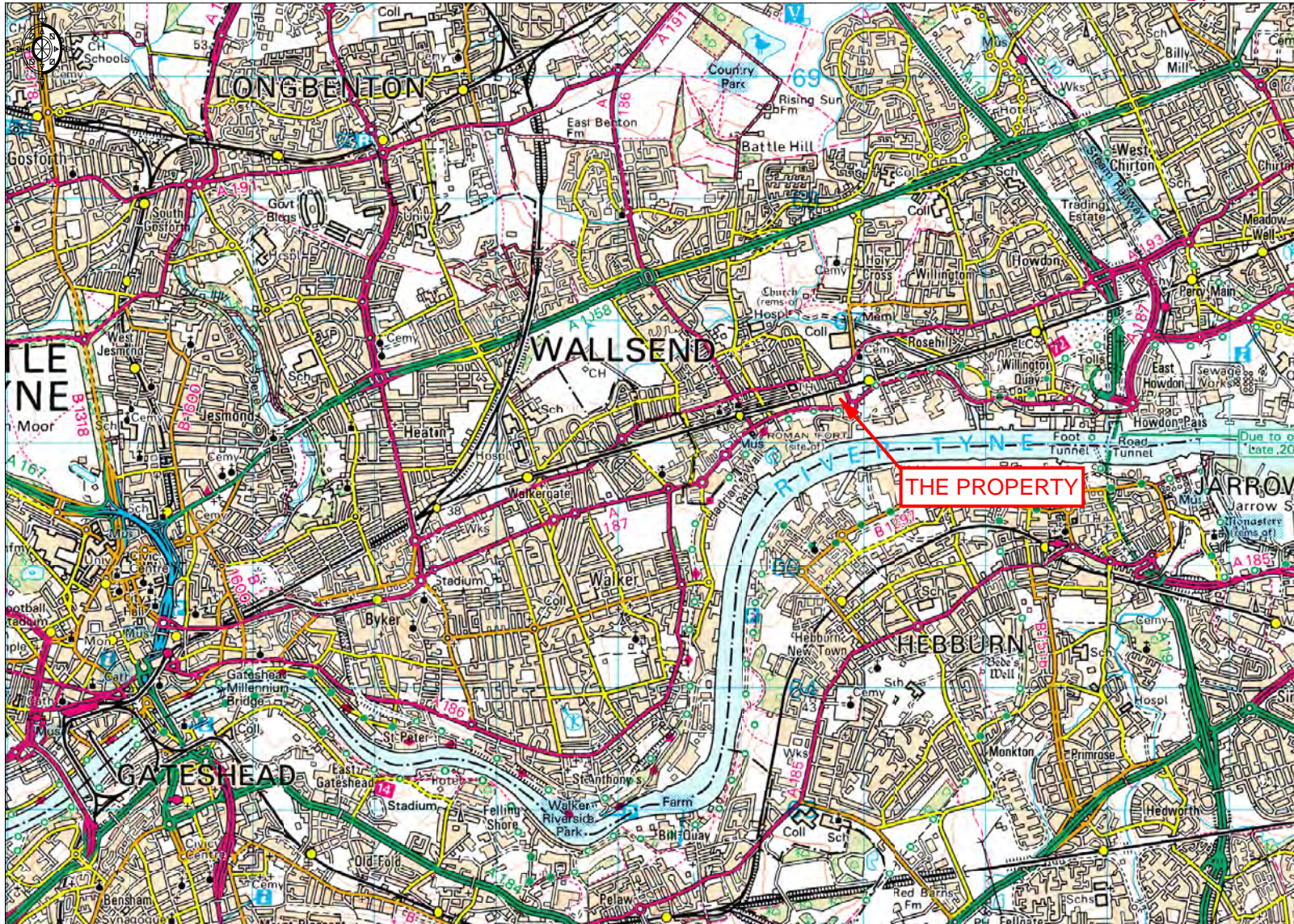


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Hadrian Road
Wallsend



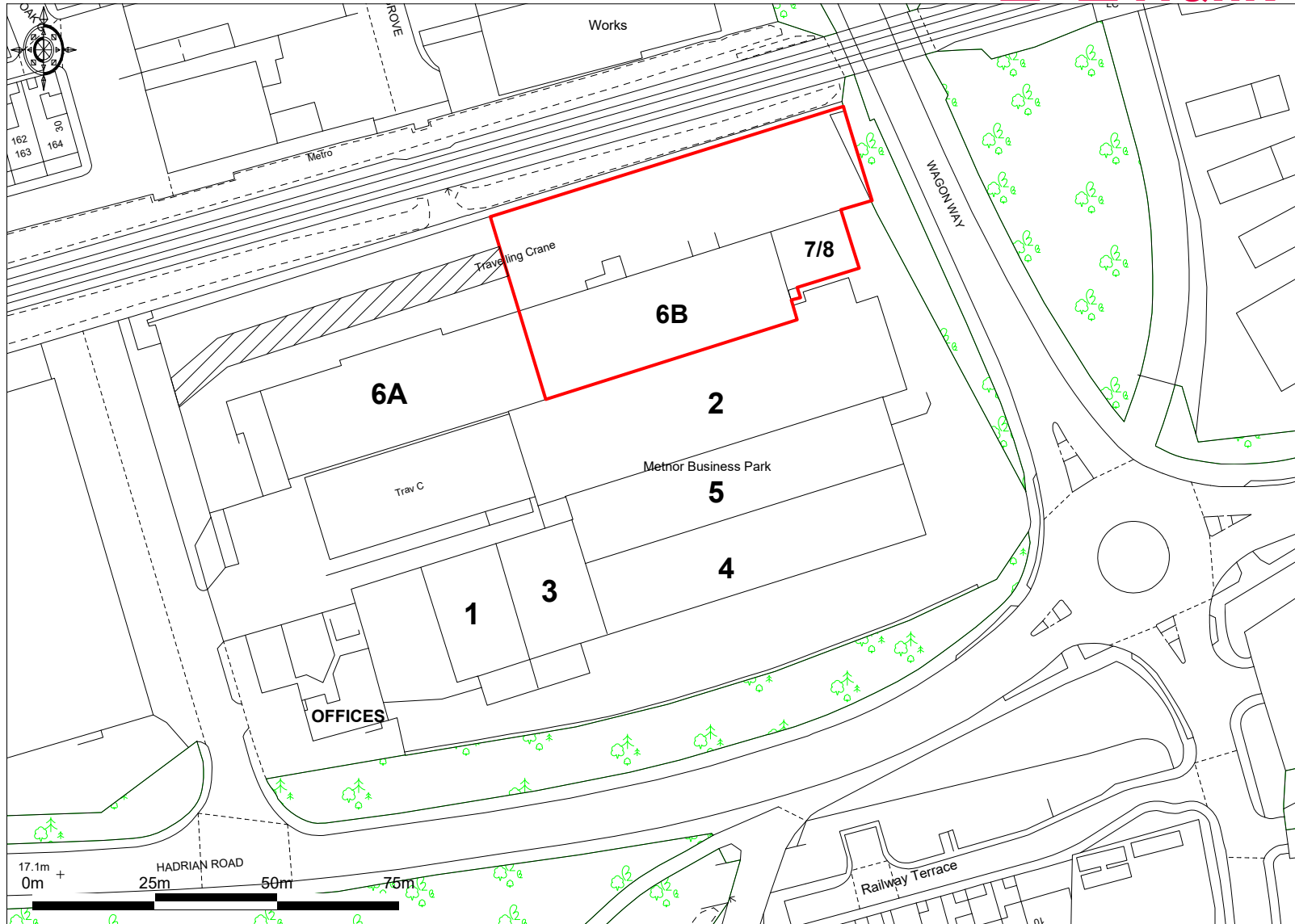
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Metnor Business Park - Map

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