

# RARE FREEHOLD OPPORTUNITY

FORMER DHL PREMISES

WINDMILL WAY, HEBBURN, NE31 1SP



AVISON  
YOUNG

Secure Detached Warehouse with large yard & expansion land totalling 4.7 acres (1.889 HA)



## Location

The property is located on Windmill Way, Hebburn in South Tyneside less than 2 miles from the A19 Tyne Tunnel entrance thus providing access to one of the region's main arterial routes.

Newcastle City centre is situated 7 miles to the east and Sunderland City Centre, 10 miles to the south. Port of Tyne is located approximately 3 miles to the east.

## Description

Located on Windmill Way to the lower part of the former DHL / Trade Team site, the subject facility is understood to have been built in the 1980's. It provides good quality basic warehousing with substantial secure yard and adjacent expansion land. In summary it offers the following:

- Steel portal frame construction providing clear space
- Internal height of 7m rising to 9.1m
- Single skin cladding and roof
- 2 no. roller shutter doors (w:8m x h:5m)
- LED lighting throughout
- Small office facility
- Gatehouse facility
- Large secure yard
- Approximately 20 HGV trailer parking bays
- 3 phase electricity





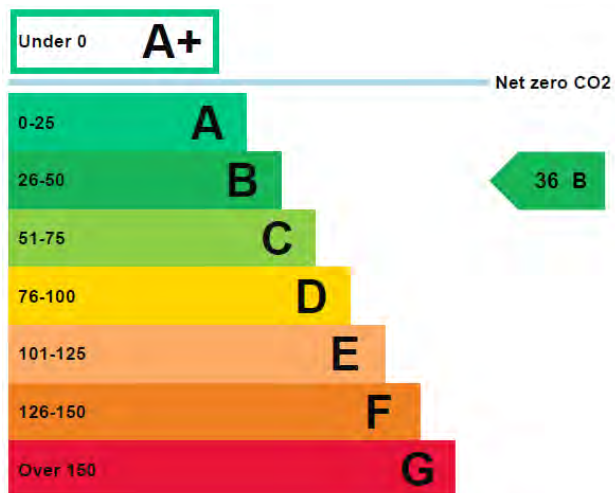
## Accommodation

The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice and the measured floor areas are set out as follows:

Area	Sq M	Sq Ft
Warehouse GIA	1,852.1	19,936
Gatehouse	23.2	250
<b>TOTAL GIA</b>	<b>1,875.3</b>	<b>20,185</b>
Developer Site Area	63.0	678
Expansion Land	0.52 HA	1.29 Acres
<b>TOTAL SITE AREA</b>	<b>1.89 HA</b>	<b>4.66 Acres</b>

## Energy Performance

The property currently has an Energy Performance Asset Rating of B36.



## Rating

Windmill Way is rated in combination with the adjoining Wagonway Road warehouse at a Rateable Value of £134,000 (effective April 2023). For further information please see [www.voa.gov.uk](http://www.voa.gov.uk).

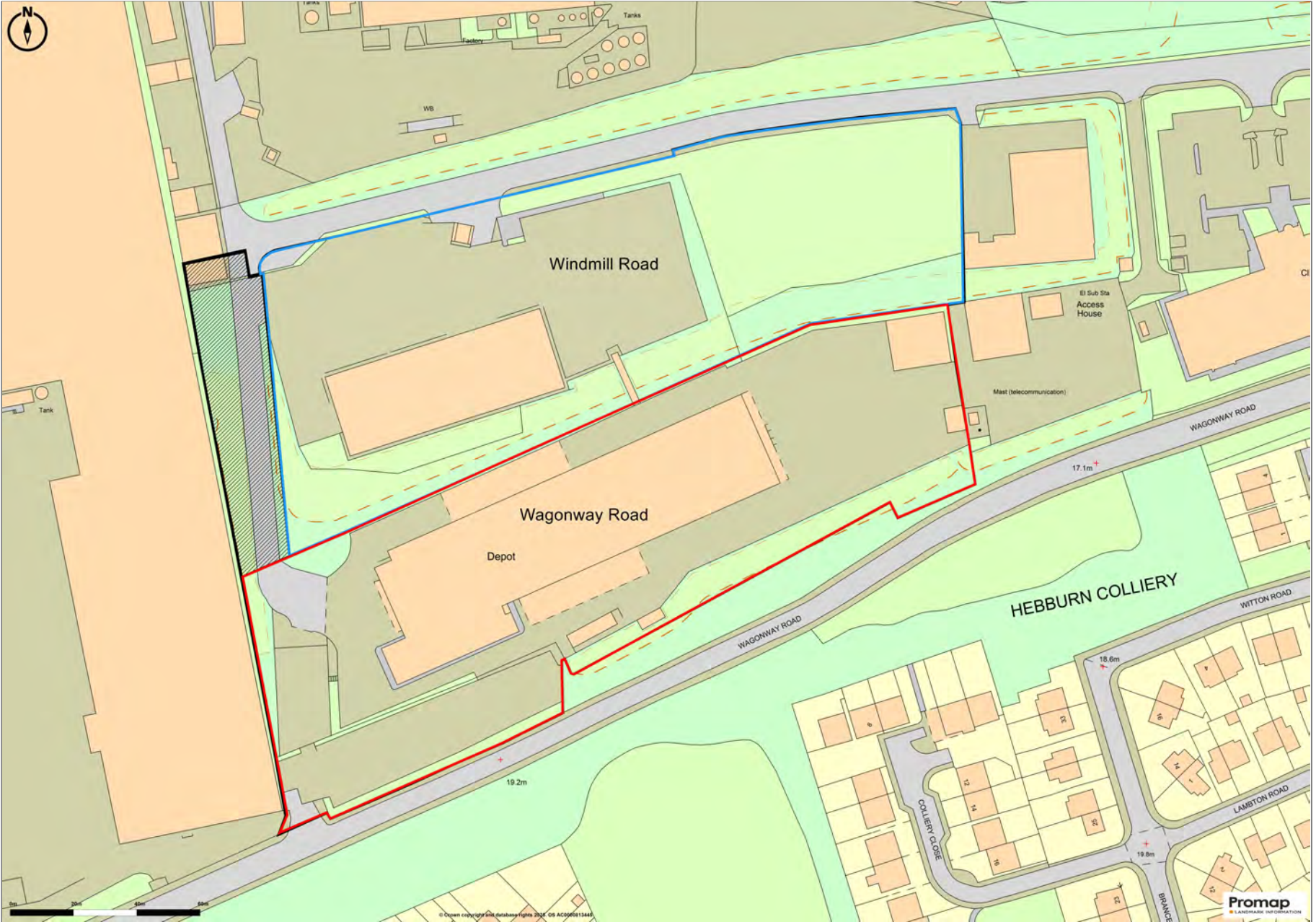
## Terms

Our client is seeking to sell their Freehold interest for offers in the region of £1,425,000.

The adjoining warehouse (Wagonway Road) is also available to purchase) with an access road linking the properties. For further information, please contact the agents.

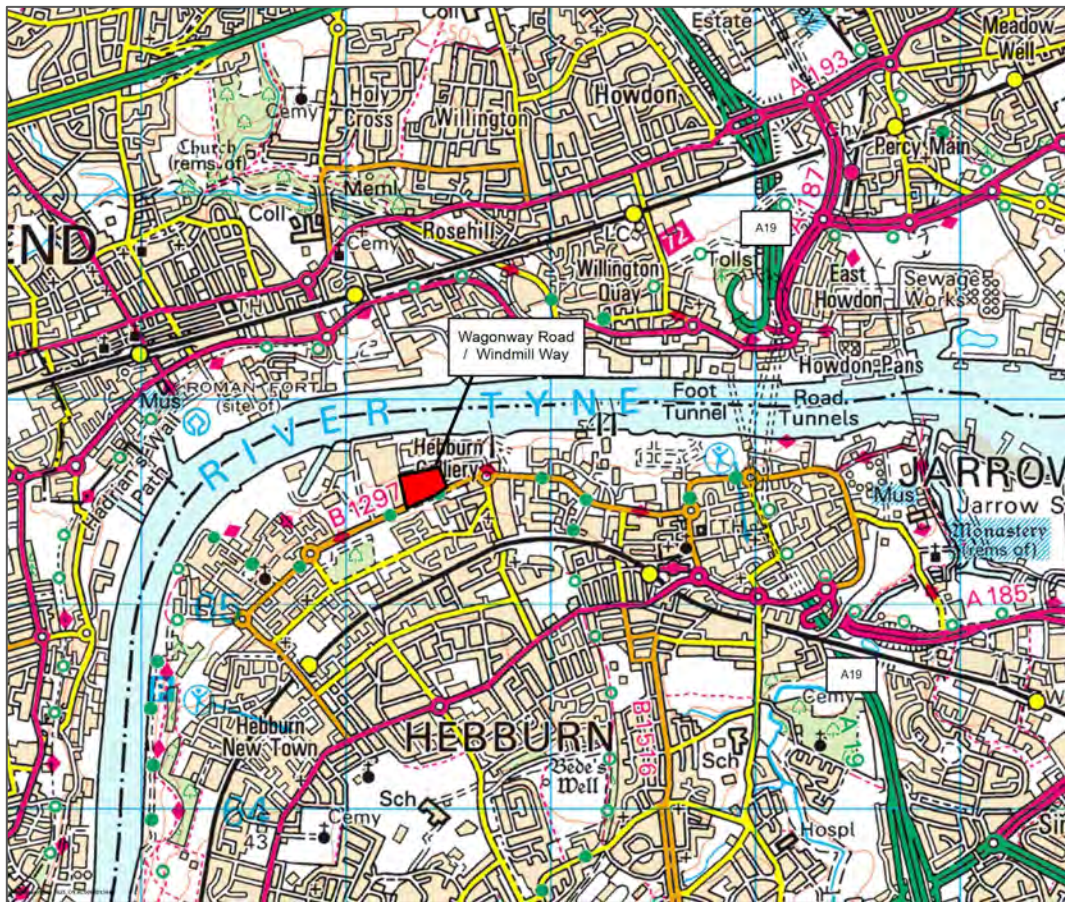
## VAT

All prices and rents are subject to Value Added Tax (VAT) at the prevailing rate.



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## Viewing

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

**Subject to contract.**



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Particulars dated July 2025. Photographs of unit dated October 2015.

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