

# RARE FREEHOLD OPPORTUNITY

## FORMER DHL PREMISES WAGONWAY ROAD, HEBBURN, NE31 1SP



**AVISON  
YOUNG**

Secure Detached Warehouse with 360 degree circulation on site area of 4.2 acres (1.698 Ha)



## Location

The property is located on Wagonway Road, 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

The former DHL warehouse was originally built in the 1970's and provides a secure facility benefitting from a large site area extending to 4.2 acres (1.698 Ha) and 360-degree HGV circulation. In addition, it benefits from the following:

- Steel portal frame construction
- Clear internal height of 7.25m
- 11 ground level shutter doors
- Extensive canopy areas
- LED lighting throughout
- Office accommodation
- Staff facilities including canteen, WCs & locker room
- Vehicle Maintenance Unit
- Battery Charging Unit
- 3 phase electricity
- Up to 90 car parking spaces





# Accommodation

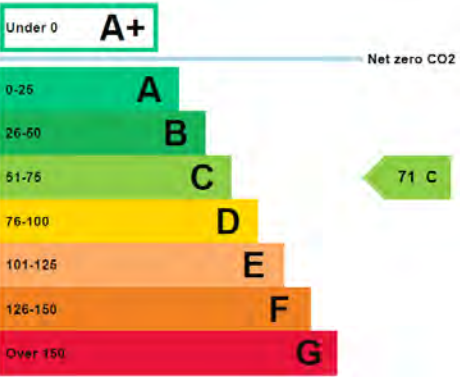
The property has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice and the measured floor areas are set out as follows:

Area	Sq M	Sq Ft
Main Warehouse GIA	3,677.1	39,580
Office & Amenities	597.3	6,429
Canopies	946.2	10,184
<b>Main Warehouse Total</b>	<b>4,274.4</b>	<b>46,009</b>
Battery Charging Unit	63.0	678
Vehicle Maintenance Unit	212.8	2,291
<b>TOTAL</b>	<b>4,550.2</b>	<b>48,978</b>
Site area	1.63 HA	4.16 Acres



# Energy Performance

The property currently has an Energy Performance Asset Rating of C71.



# Rating

Wagonway Road is rated in combination with the adjoining Windmill 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).

# VAT

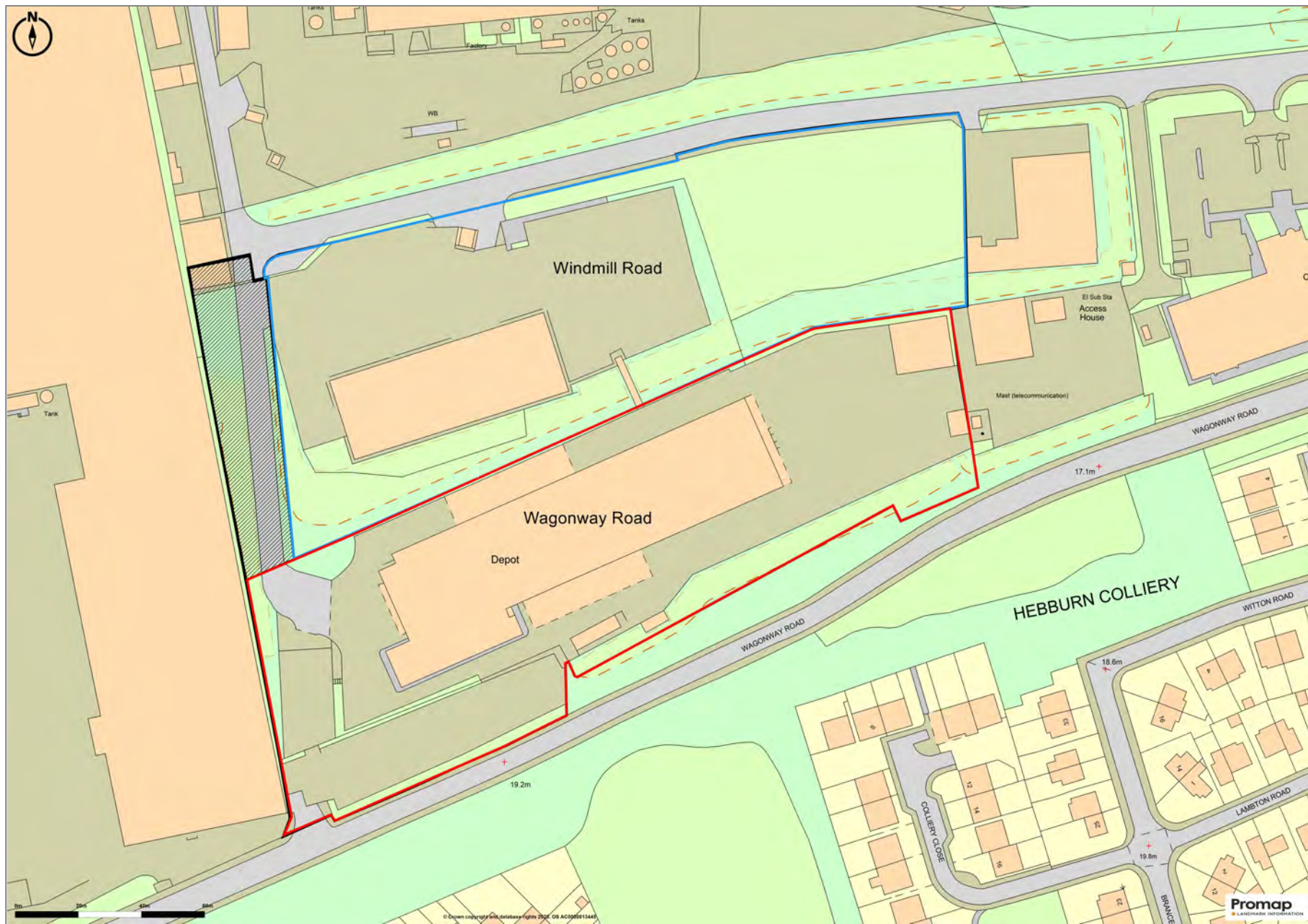
All prices and rents are subject to Value Added Tax (VAT) at the prevailing rate.

# Terms

Our client is seeking to sell their Freehold interest for offers in the region of £2,150,000.

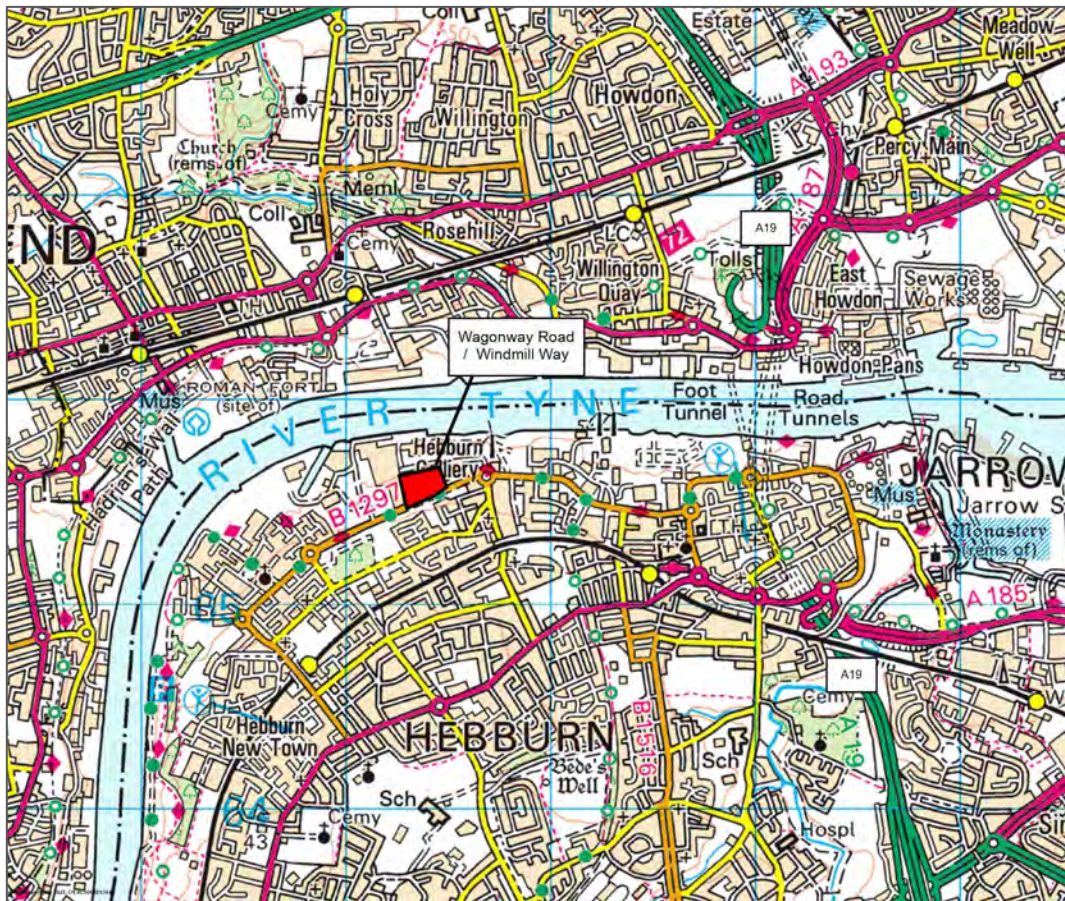
The adjoining warehouse (Windmill Way is also available to purchase) with an access road linking the properties.

Please contact the agents for further details.



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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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