

to let



The industrial property specialists

SITE 6 SALTMEADOWS ROAD GATESHEAD NE8 3AH



- REFURBISHED WAREHOUSE / FACTORY UNIT WITH TWO STOREY OFFICE ACCOMMODATION AND SECURE YARD
- GIA : 2,170.00 M² (23,356 SQ FT)
- TOTAL SITE AREA: 0.528 HA (1.3 ACRES) OR THEREABOUTS
- EXCELLENT COMMUNICATION LINKS TO SURROUNDING ROAD NETWORK
- RENTAL OFFERS IN THE REGION OF £116,280 PA EXC

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

LOCATION

The subject property is located on Saltmeadows Road, Gateshead.

It occupies a prominent location at the junction of Saltmeadows Road and Albany Road on the popular and well-established East Gateshead Industrial Estate, which lies immediately to the east of Gateshead town centre and is easily accessible from the A184 Felling By Pass.

All local services and amenities are provided a short distance away.

The exact location is shown on the attached plan.

DESCRIPTION

The property comprises a refurbished detached workshop / warehouse with additional two storey offices to the front with secure fenced yard / compound adjacent.

Constructed of a steel portal frame with cavity brickwork and profile steel cladding to the external elevations and a northlight roof which has an insulated corrugated sheets covering with glazed rooflights.

The workshop area has concrete floors throughout and an internal clear height of 3.68m (Apex 6.4m). This area benefits from three automatic security roller shutters with access to the yard and a further access door to the rear.

To the front of the workshop / warehouse is a two-storey office and ancillary block which is also of

cavity brick construction under a flat mineral felt covered roof. Internally it provides welfare space at both levels and a series of open plan office accommodation fitted out to a good standard.

Externally there is a perimeter roadway to the southern, eastern and northern boundaries of the property which provides parking and some vehicle circulation with the main service yard being on the west side of the property via a shared access road.

The main service yard has security fence with gated access

ACCOMMODATION

From onsite measurements the premises briefly comprise as follows (GIA):

Offices	
Ground Floor	164.70 m ²
First Floor	163.50 m ²
Workshop / warehouse	1841.60 m ²

**TOTAL GIA: 2,169.80 M²
(23,356 SQ FT)**

TOTAL SITE AREA: 0.528 HA (1.3 ACRES) OR THEREABOUTS

SERVICES

It is understood the property benefits from all mains services.

BUSINESS RATES

We understand from the VOA Website that the premises are assessed at:

RV £52,500

TENURE

The premises are available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking a rent in the region of £116,280 p.a. exc. (£5.00 per sq ft)

Incentives may be available subject covenant and lease term.

A rental deposit of three months is required and will be held for the duration of the lease.

ENERGY CERTIFICATE

D-93.

PERFORMANCE

Full details upon request.

VAT

VAT will be chargeable on the rent.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

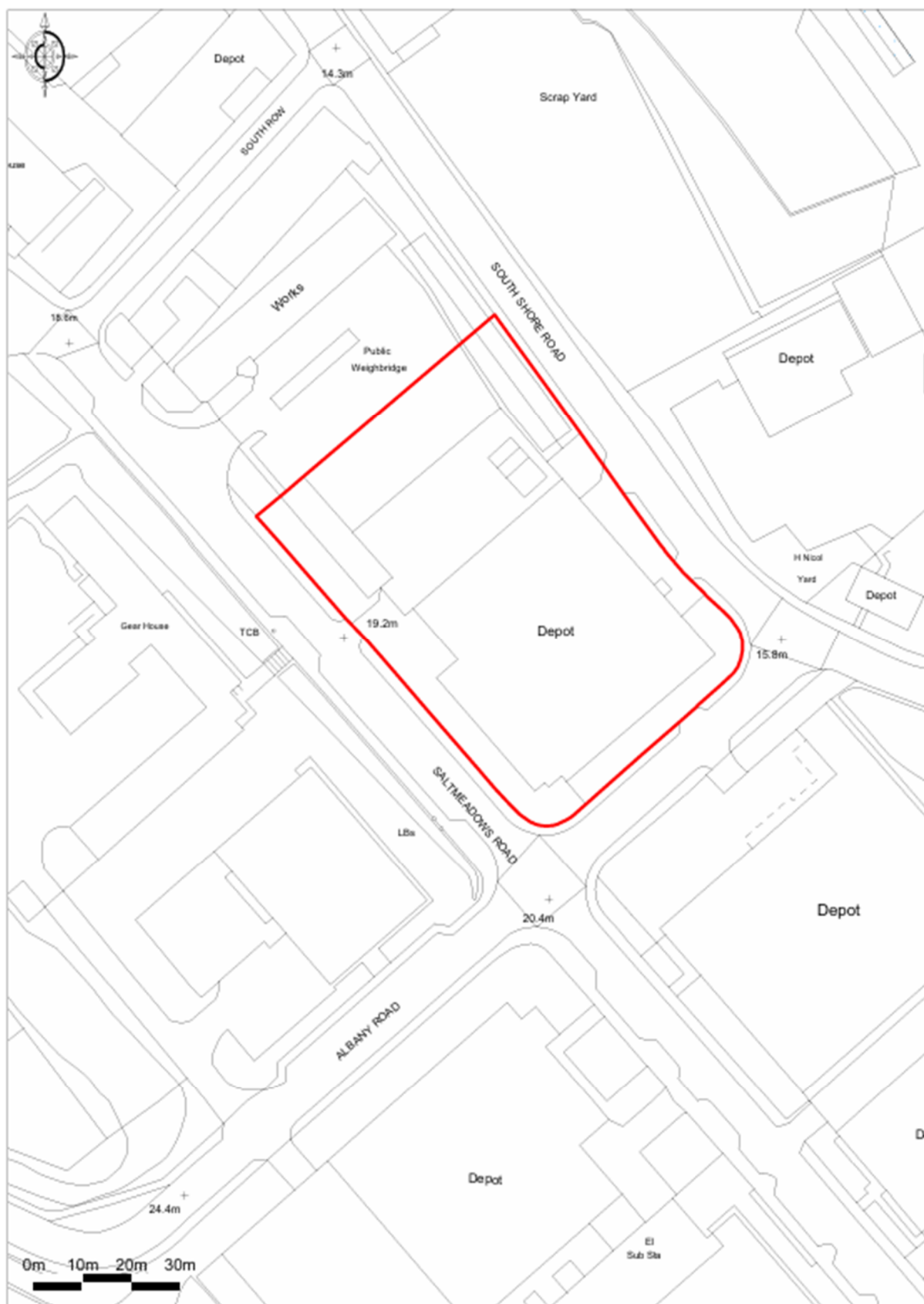
April 25



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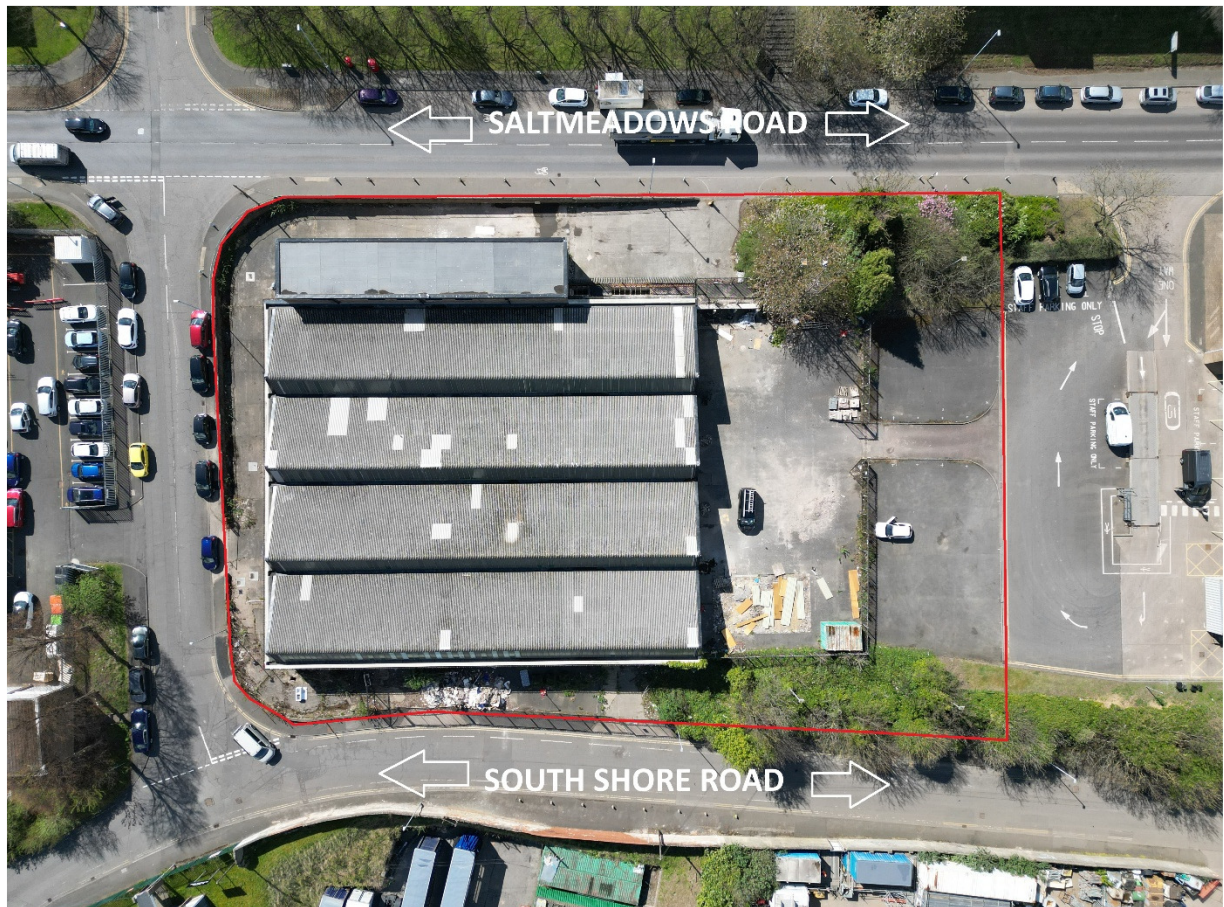
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