



To Let

Unit A Baltic Park, Saltmeadows Road,
Gateshead, Tyne & Wear, NE8 3DA

avisonyoung.co.uk

AVISON
YOUNG

Location

Baltic Park lies within the East Gateshead Industrial Estate accessed from Saltmeadows Road. The development is adjacent to Gateshead International Stadium and the A184 Felling By Pass, giving it excellent access to the A19 and A1M. Gateshead Town centre is approximately 1.5 miles south west with Newcastle upon Tyne centre 1.5 miles north west.

The immediate surrounding area is largely industrial but includes a mixture of commercial uses such as an Asda store, drive thru restaurant and petrol filling station.

Description

Baltic Park, was constructed in 2018 and provides high quality industrial/warehouse accommodation in a prime employment location.

The unit is built to a high specification and incorporates an attractive pedestrian entrance. They benefit from profile coated galvanised steel cladding arranged over a steel portal frame with a minimum clear internal eaves height of 6 meters. Goods access is via a single up and over sectional loading door.

The warehouse area benefits from translucent panels which give a good level of natural light. The unit has a concrete floor, three phase electricity supply, heating and water.

Within the unit there is an integral office area at ground floor level which is carpeted and benefits from suspended ceilings, heating and lighting along with male/female WC's. The warehouse area benefits from LED lighting and a small kitchen. Externally there is a shared yard area and ample car parking.

Accommodation

The premises comprise the following approximate areas on a Gross Internal Basis (GIA):

Area	Sq ft	Sq m
Total GIA	5,584	518.8

Tenure

The premises are available on a leasehold basis for a term of years to be agreed.

Terms

The premises are available at a rent of £56,000 per annum exclusive.

Business rates

As of April 2023:

Rateable Value: £38,250

Multiplier: £0.546

Rates Payable: £20,885

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

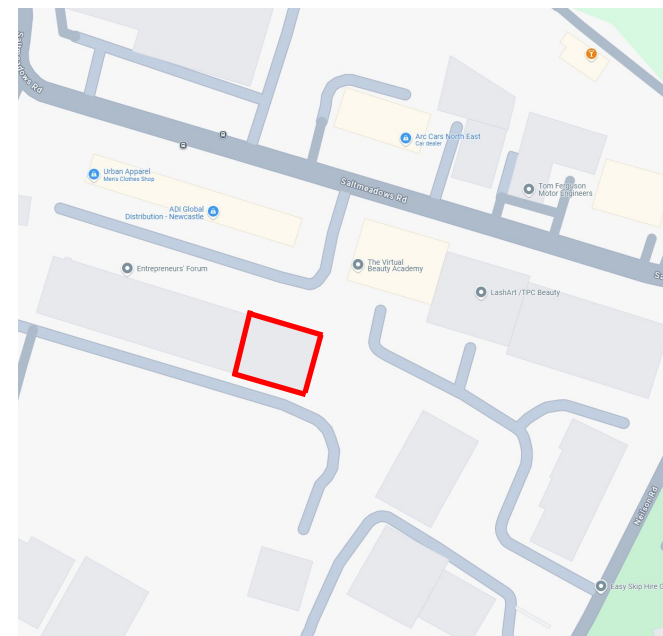
The property has an Energy Performance Rating of A.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by appointment with sole agents Avison Young.





**If you would like to know
more please get in touch.**

Danny Cramman

Director

+44 (0)191 269 0068

+44 (0)7796 993750

Danny.cramman@avisonyoung.com

Adam Lawson

Surveyor

+44 (0)191 261 2361

+44 (0)7825 113 277

Adam.lawson@avisonyoung.com

Megan Cooper

Surveyor

+44 (0)191 261 2361

+44 (0)7823 552 237

Megan.cooper@avisonyoung.com

08449 02 03 04
avisonyoung.co.uk

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

Visit us online
avisonyoung.co.uk

3 Brindleyplace, Birmingham B1 2JB

© Avison Young (UK) Limited. All rights reserved.

**AVISON
YOUNG**