



# To Let

Unit C, Baltic Park, Saltmeadows Road,  
Gateshead, Tyne & Wear, NE8 1SW

[avisonyoung.co.uk](http://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, incorporating 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.

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
Warehouse Area	4,962	461
Office Area	463	43
<b>Total GIA</b>	<b>5,425</b>	<b>504</b>

## Tenure

The premises are available by way of an assignment or sublease of our clients leasehold interest.

## Terms

The premises are available at a rent of £43,500 per annum exclusive.

## Business rates

We advise interested parties to make their own enquiries regarding the rateable values applicable to the premises.

## Legal costs

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

## EPC

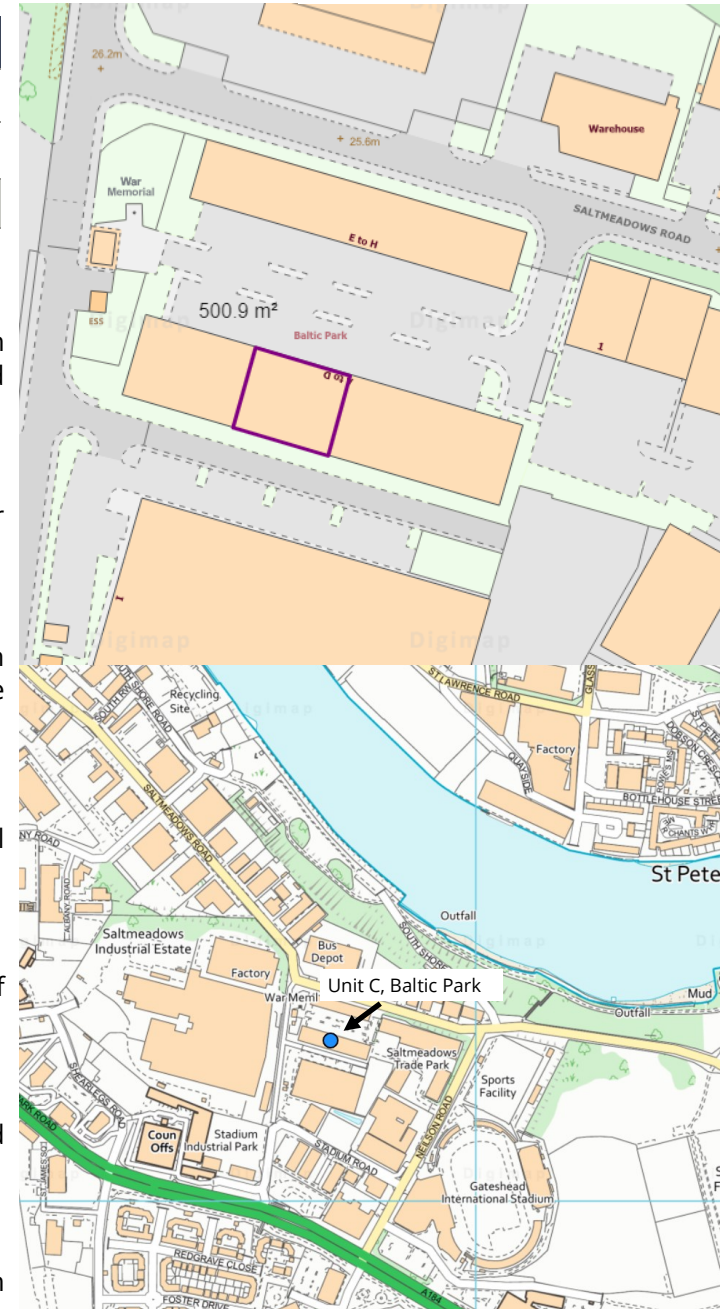
The property has an Energy Performance Rating of A.

## 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

**08449 02 03 04**

[avisonyoung.co.uk](http://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](http://avisonyoung.co.uk)

3 Brindleyplace, Birmingham B1 2JB

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

**AVISON  
YOUNG**