



Artist's Impression

**TO LET**

**SELF-CONTAINED TWO STOREY WAREHOUSE WITH OFFICES**

**NELSON HOUSE, OCEANA BUSINESS PARK, DAVY BANK, WALLSEND NE28 6UZ**

**SW**  
Sanderson  
Weatherall

## Summary

- Self-Contained Two Storey Warehouse with Offices
- From 4,000 sq ft (371.62 sq m)
- To 21,194 sq ft (1,969 sq m)
- Rent on Application

## Description

The property comprises a newly refurbished self-contained two storey unit, providing flexible workshop accommodation at ground floor level with well appointed office space above.

The building has undergone a comprehensive refurbishment, including the re-cladding of the external elevations, which now present a modern and professional appearance.

A new pitched roof finished in anthracite sheeting has been installed, incorporating translucent skylights. Vehicular access is provided via insulated roller shutter doors offering both security and ease of access for deliveries or equipment. To the rear of the premises there is associated car parking, providing convenient on site parking for staff and visitors.

## Accommodation

We understand that the accommodation provides the following gross internal areas:

**GIA: 1,969 sq m (21,194 sq ft)**

The unit is capable of being split to provide accommodation of approximately 371.62 sq ft (4,000 sq ft).

## Terms

The property is available to let on a Full Repairing and Insuring Lease for a term of years to be agreed.



## Location

Oceana Business Park is located on Davy Bank in Wallsend, Newcastle. This long established business park is situated approximately 5 miles east of Newcastle upon Tyne and 3 miles west of the A19 which is one of the region's major trunk roads providing access to Newcastle upon Tyne in the North and Sunderland and Teesside in the south. The A1(M) is located approximately 8 miles south of the site. The site is also approximately 0.3 miles from Wallsend Town Centre. The site is accessed down Davy Bank off Hadrian Road.

## Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

## Business Rates & EPC

To be confirmed.

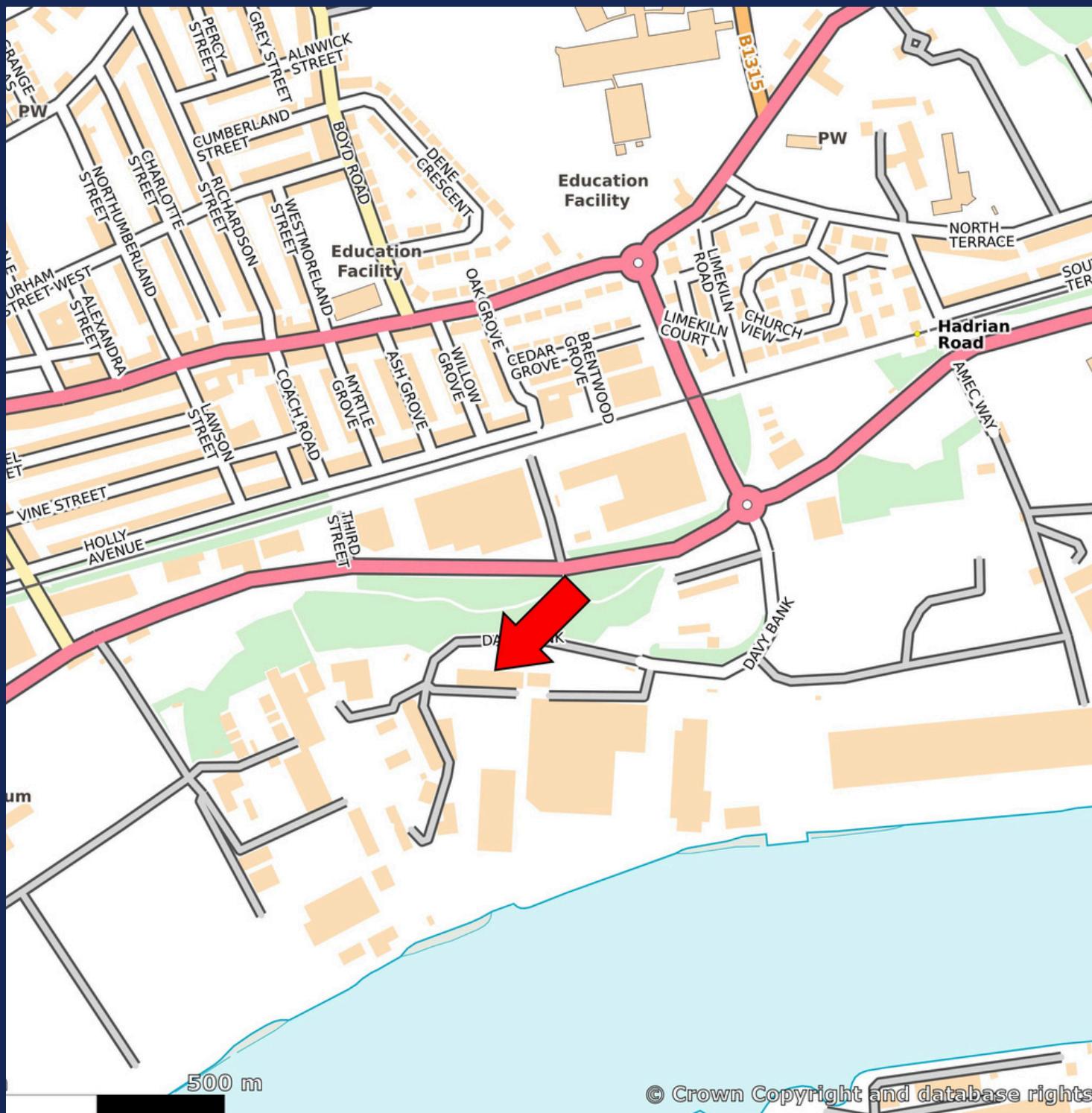
## Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

## VAT & Legal Costs

All figures quoted are deemed exclusive of VAT where chargeable.

Each party are to be responsible for their own legal costs incurred throughout any transaction.





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# Contact

For further information or to arrange a viewing please contact the sole agents:

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