

FORMER SMITHS METALS

NEST ROAD, GATESHEAD, NE10 0ES

- Available 22 September 2026
- Detached unit with secure yard
- 6,292 sq ft
- Asking Rent £45,000



GFW.

FORMER SMITHS METALS

NEST ROAD, GATESHEAD, NE10 0ES

PROPERTY SUMMARY

Detached industrial unit with secure perimeter fencing. Externally there is a car park and ample land to both the side and rear of the unit. Internally the unit comprises a large open plan warehouse access by roller shutter door with offices and welfare facilities.

RENT : £45,000 per annum exclusive of VAT



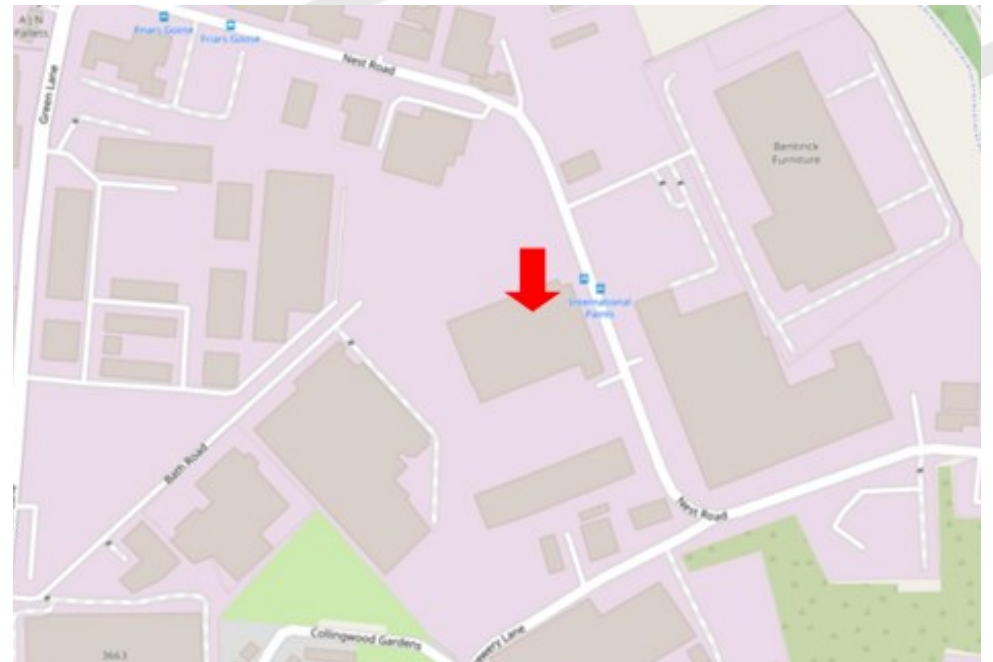
0333 920 2220



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LOCATION

Gateshead lies on the southern bank of the River Tyne, immediately to the south of Newcastle upon Tyne and forms part of the Tyneside conurbation. The population is 200,200 in the Gateshead borough and 879,996 in Tyneside as a whole.

Gateshead's urban area is bounded to the west by the A1(M). The A167 links to Newcastle via the Tyne Bridge. The nearest mainline railway station is also in Newcastle.

Felling is a suburb of Gateshead which lies around 1.5 miles east of the town centre. It lies to both north and south of the Felling Bypass (A184) and is served by the Tyne & Wear Metro system.

DESCRIPTION

Detached industrial unit with secure fencing, extra land to the side and rear of the building.

Detached industrial unit with secure perimeter fencing. Externally there is a car park and ample land to both the side and rear of the unit. Internally the unit comprises a large open plan warehouse access by roller shutter door with offices and welfare facilities.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M ²	Ft ²
Ground Floor	584.54	6,292

TERMS

The property is available via way of a new effectively full repairing and insuring lease at £45,000 per annum exclusive. All other terms to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
2026	23,250

The Small Business Rate for the year 2026/2027 is 43.2 pence in the pound.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of D(76).

VAT

The rent is currently not subject to VAT.

WHAT3WORDS

///fend.voted.wipes

VIEWINGS

Viewings are strictly by prior appointment with GFW.

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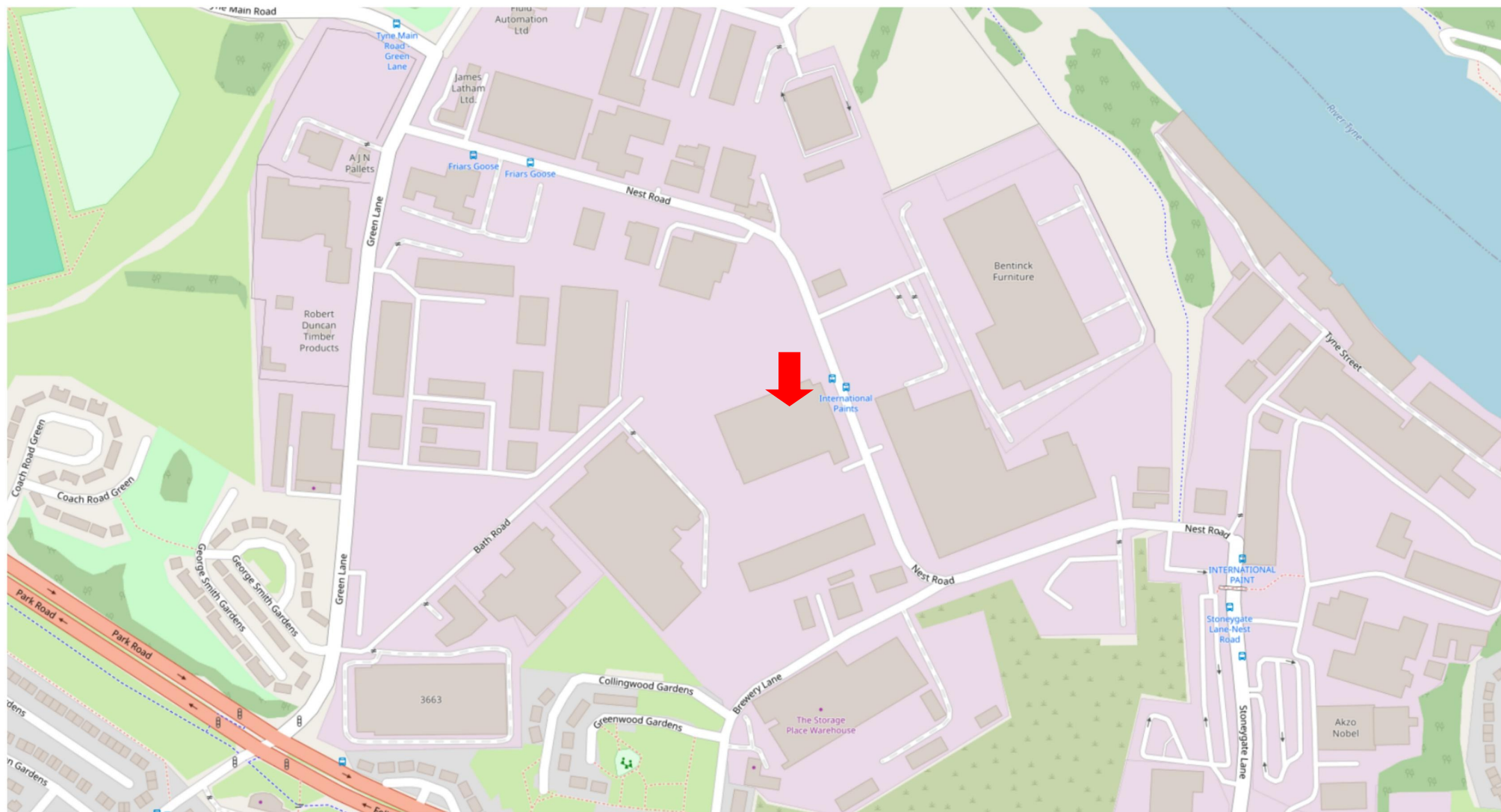
Daniel Huntley

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IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



Produced on Land App, May 7, 2026.



LOCATION PLAN

NEST ROAD, GATESHEAD, NE10 0ES

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