



Railway Street, Newcastle Upon Tyne NE4 7AD

**TO LET
FOR SALE**

Industrial/Warehouse/Trade Unit

**15,096 Sq Ft
(1,402 Sq M)**

DESCRIPTION

A brick built unit under a flat roof with monitor type roof lights accessed from its eastern and western elevations by two electric roller shutter doors. The unit incorporates a trade counter/showroom area on a split level incorporating a suspended ceiling with recessed lighting, office and welfare facilities.

- ✓ 1,402 sq m (15,096 sq ft)
- ✓ Popular trade pitch off Scotswood Road
- ✓ 4.0m Eaves
- ✓ Two roller shutter doors 4.8m wide x 3.5m high
- ✓ One mile from City Centre

LOCATION

Located in a prominent position on the corner of Maiden Street and Railway Street just off Scotswood Road approximately one mile from the city centre. A sought after trade and automotive pitch with nearby occupiers including Speedy Hire, Toolstation, Lookers and Newcastle Motorcycles.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Industrial/Warehouse	12,505	1,162
Trade Counter/Showroom	2,591	241
Total	15,096	1,402

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

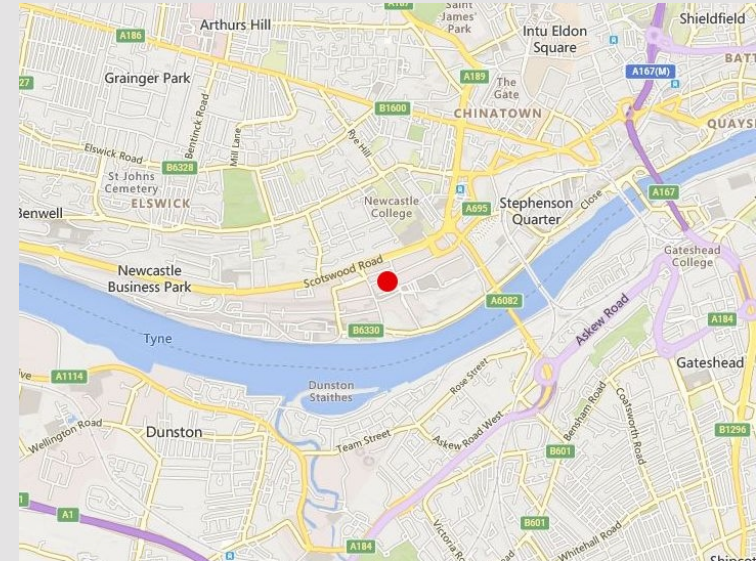
BUSINESS RATES

Rateable Value £42,250

TERMS

Available to let on a new FR&I lease for a term and rent review pattern to be agreed at a rent of £67,950 pa. Alternatively our client may consider a sale of the freehold interest.

EPC C-65



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Regulated by RICS 03-Apr-2023

VIEWING & FURTHER INFORMATION

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