



## Vehicle Workshop with extensive yard 1,024.65 sq m (11,029 sq ft) on 2.54 acres

### Property Highlights

- 6 bay vehicle workshop
- Extensive yard
- Excellent transportation links
- Long leasehold

For more information, please contact:

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### Location

The subject premises are located on Fell Bank Chester le Street immediately adjacent to the Portobello Industrial Estate. The site benefits from excellent transportation links being in close proximity to the A1(M) Western Bypass as well as the A194(M).

The location is very popular with companies requiring yard facilities within an easy reach of the main commercial areas on Tyneside and north County Durham.

The surrounding area is mixture of commercial and residential uses.

### Description

The property comprises a vehicle depot constructed in two phases.

The workshop is of steel portal frame construction with brick and block walls to 2m with profile metal cladding under a pitched profile metal roof. The eaves height is 4m in the original building rising to 4.7m in the extension

There are also 5 operational doors in each elevation which are 4.4m wide by 4.3m high in the original building increasing to 4.45m wide and 4.85m in the extension.

Internally the workshop has concrete floors throughout, gas fired heating, LED lighting and 2 inspection pits.

To the front of the unit is office accommodation which has carpeting, gas central heating, suspended ceilings with integrated lighting as well as WC and kitchen facilities.

Surrounding the unit is an extensive tarmac yard area with the whole site enclosed by a perimeter fence.

### Tenure

The property is held via a 99-year ground lease from 4 February 1974 subject to rent reviews every 7 years. The current passing rent is £35,240.73 per annum exclusive.

A copy of the Ground Lease is available on request.

### Price

Offers over £500,000 are invited for the long leasehold interest.

### Rateable Value

The property is the 2017 Rating List at a Rateable Value of £40,000.

### Services

We understand the site is connected to all main services.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal areas:

Area	Sq m	Sq ft
Ground Office	91.10	980
First Floor Rest room	54.24	584
Workshop	879.31	9,465
<b>Gross Internal Area</b>	<b>1,024.65</b>	<b>11,029</b>
<b>Site Area</b>	<b>1.03 Ha</b>	<b>2.54 ac</b>

### Energy Performance Certificate (EPC)

The property has an EPC rating of D (86).

A copy of the EPC is available on request

### Legal Costs

Each party will be responsible for their own legal/professional fees.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT.



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