

TO LET

Units 5 & 6, Stevens Court,
Stoneygate Close, Gateshead, NE10 0AZ



TO LET

895 - 1,790 Sq Ft (83.15 - 166.29 Sq M)

- BRAND NEW DETACHED WAREHOUSE / WORKSHOPS & PARKING WITHIN SECURE GATED ESTATE
- EXCELLENT COMMUNICATION LINKS VIA A184
- LOCATED ON THE BUSY MAIN ROAD - FELLING BYPASS (A184)
- UNIT 5 & 6 - GIA : 83.16 M2 (895 SQ FT) - 166.32 M2 (1,790 SQ FT)
- RENT £10,000 PA EXC PER UNIT

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James E F Pain
Frew Pain & Partners

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Location

The subject premises are located at Stevens Court, Stonegate Close, Gateshead.

Access to the A184 is a short distance away, providing direct links to Newcastle or A19 / A1 (M) several miles away. Felling Metro Station is a 5 minute walk, which provides direct links to the surrounding area.

There is a mix of established commercial activity within the immediate catchment offering a combination of leisure, retail and residential.

The A184 (Felling Bypass) is a busy arterial route, offering great passing traffic and visibility.

The exact location is shown on the attached plan.

Description

Stevens Court is a brand-new development, providing nine self-contained detached workshop / warehouse units set within their own large gated concrete compounds.

The premises are constructed to a high standard providing steel portal frames with part brick / stone walls and insulated profile cladding to all elevations and roof above.

Internally, each unit will offer open plan warehouse / workshop along with a single WC with wash basin, concrete floors and LED lighting.

Vehicular access is via automatic sectional doors (3.6m x 4.8m), offering an internal eaves height of 5.4 m (Apex of 6 m).

Externally each unit offers a concrete yard, which is secured via 2.4m high security fencing with double gated entrance.

The units can be let separately or combined.

Services

It is understood the property benefits three phase electric supply, water and mains drainage, with the exception of gas.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational).

Accommodation

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

	Sq Ft	Sq M
Unit 5	895	83.15
Unit 6	895	83.15
Total	1,790	166.29

Terms

The units are available on new FRI leases for a term of years to be agreed.

Rent

£10,000 per annum exclusive per unit.

Service Charge

A nominal service charge will be payable for the upkeep and maintenance of common areas.

(Full details upon request.)

Building Insurance

The landlord will pay for the Building Insurance and recharge back to the tenant.

EPC

TBC

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Legal Costs

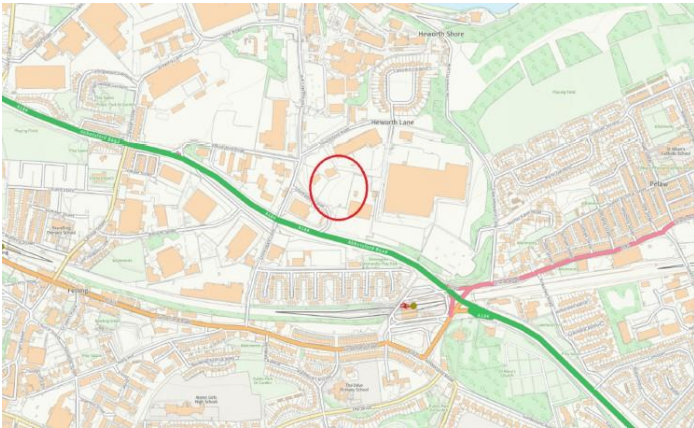
The incoming tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VAT

VAT will be chargeable at the prevailing rate.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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