

**TO LET**

Unit 1 Victoria Industrial Estate,  
Victoria Road West, Hebburn, NE31 1UB



## Industrial Unit with Large Yard

25,173 ft<sup>2</sup> (2,338 m<sup>2</sup>)

- Semi-detached industrial warehouse
- Ample yard space
- Ground and first floor offices
- Well positioned at estate entrance

For further information please contact:

Duncan Christie

E: [dchristie@naylorsgavinblack.co.uk](mailto:dchristie@naylorsgavinblack.co.uk)

DD: 07841 764 765

Keith Stewart

E: [kstewart@naylorsgavinblack.co.uk](mailto:kstewart@naylorsgavinblack.co.uk)

DD: 07796 302 147

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

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### Location

The property is situated within Victoria Road Industrial Estate, Hebburn which fronts onto the A185 within close proximity to both Hebburn and Jarrow town centres.

The estate is well located with road links to the A194/A1 and A19/Tyne Tunnel serving Tyne and Wear and beyond.

### Description

The property comprises a semi-detached industrial unit of steel portal frame construction with part brick and clad elevations under a profile metal sheet roof.

The warehouse has a clear eaves height of approximately 5.2 m, concrete floor on two levels, high bay lighting and smaller store rooms of blockwork construction with storage above. In addition there is a steel framed mezzanine area to the rear of the warehouse.

A newly fitted electric roller shutter door measuring 3.6m wide x 4.3m high opens onto a secure yard area to the side, leading to further yard at the rear.

The front of the property comprises two storey offices with WC facilities on ground floor and space for a kitchen area at first floor.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	1,531.36	16,484
Ground Floor Offices	235.02	2,530
First Floor Offices	286.27	3,081
Mezzanine above warehouse store	128.27	1,387
Mezzanine adjacent to dividing wall	31.59	340
Steel mezzanine to rear of warehouse	125.5	1,351
<b>Gross Internal Area</b>	<b>2,338</b>	<b>25,173</b>

**Site Area:** Approximately 1.20 acres

**Yard:** Approximately 0.40 acres

### Rent

The unit is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rental of £80,000 per annum exclusive.

### Services

We understand that all services are available to the site, none of which have been tested or warranted.

### EPC

D (76).

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### Rateable Value

The Rateable Value from 1<sup>st</sup> April 2023: £64,000.

### Legal Costs

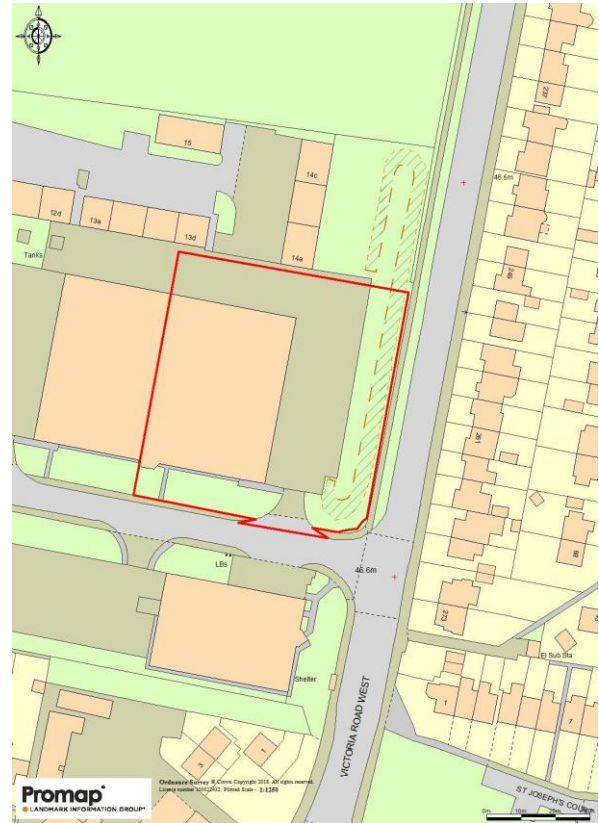
Each party to be responsible for their own legal costs incurred in this transaction

### 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.

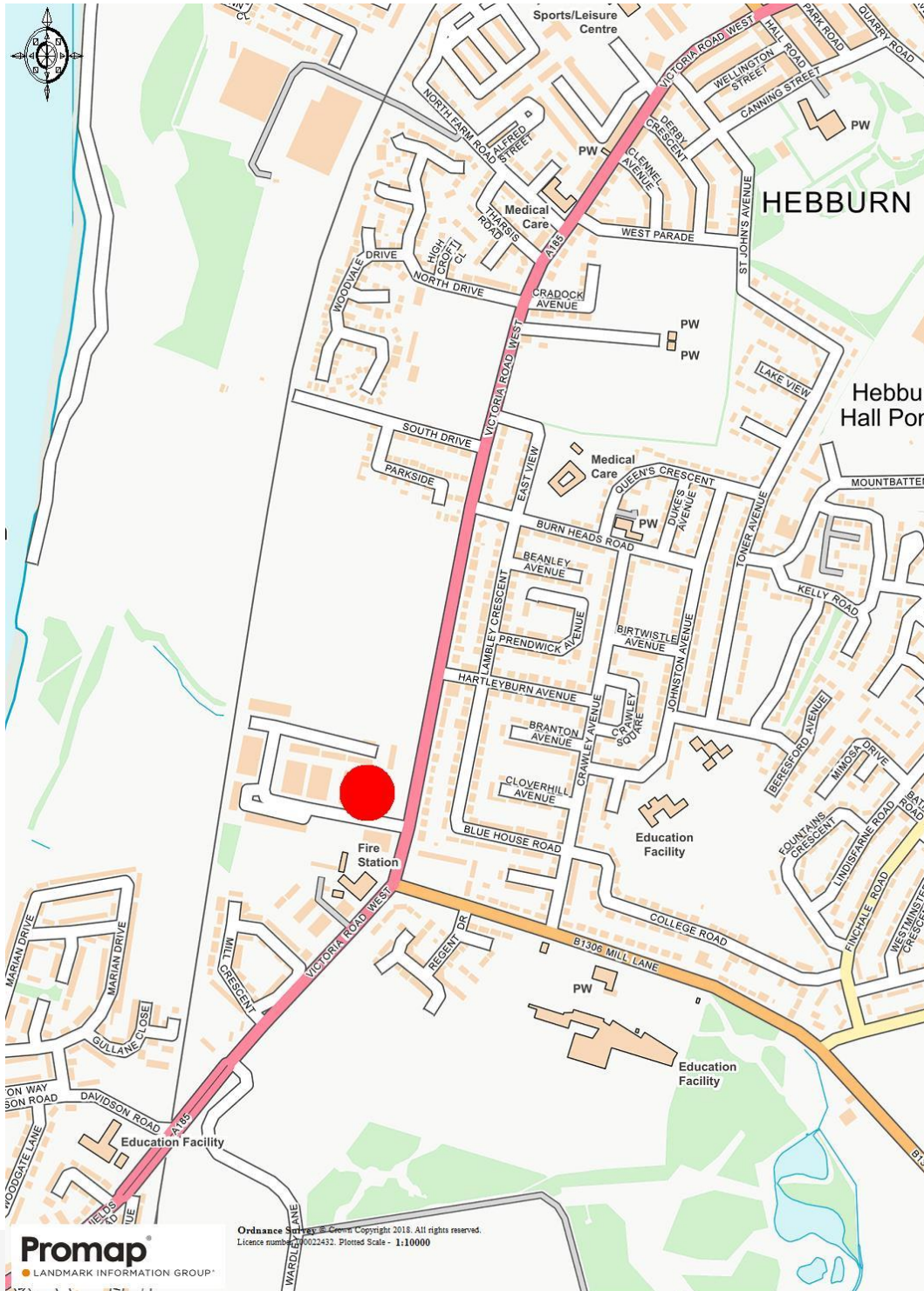
### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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