



TO LET – Modern Industrial Warehouse Unit
Unit B4, Newburn Riverside, Newcastle Upon Tyne, NE15 8NZ

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL

- High quality industrial/warehouse unit
- Landscaped business park environment
- Excellent access to the A1(M)
- Yard and car parking
- Asking rent: 61,000 per annum exclusive

Location

The Waterfront development is located on Newburn Riverside which is an established prime commercial location on the north bank of the River Tyne. The area benefited from a £46 m investment in reclamation and infrastructure and now forms a high quality business park environment.

The subject property is accessed from Kingfisher Boulevard which provides dual carriageway access linking the unit to the A695 Scotswood Road and in turn the A1(M).

The surrounding uses are largely industrial and office in nature with occupiers including the NHS, Stannah Lifts, MacFarlane Group and Euro Car Parts.

Description

The premises comprise an end terraced self-contained modern industrial unit. Externally there is car parking to the frontage with a secure shared service yard area to the rear. Access to the warehouse area is via an up and over electrically operated roller shutter door.

There is an entrance lobby/reception area with two offices. These areas are carpeted throughout, have LED lighting, electric wall mounted heaters and WC facilities.

The warehouse has a painted floor, LED lighting, wc and a mezzanine over the office areas. The eaves extend to 6M.

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 B4	6,922	643.05

Terms

The premises are available by way of a new internal repairing and insuring lease for a term to be agreed.

Rent

£61,000 per annum

Maintenance Rent

£9,700 per annum.

Building Insurance

£1,384.40 per annum.

EPC

The property has an EPC rating of D84.

Rateable Value

The Rateable Value (2023 List) is £43,500. The unit is described under the VOA as 'Workshop and Premises'.

Legal Costs

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

VAT

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

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.

For further information please contact:

Keith Stewart
Tel: 07796302147
Email: keith@naylorsgavinblack.co.uk

Duncan Christie
Tel: 07841764765
Email: duncan@naylorsgavinblack.co.uk



