



FOR SALE - Self Contained Industrial Site

Unit 7, Pelaw Industrial Estate, Green Lane, Pelaw, Gateshead,
Tyne & Wear, NE10 0UW

Naylors 
Gavin Black
Commercial Property People

- Detached industrial unit
- 11,064 sq ft (1027.85 sqm)
- Part occupied and income producing.
- Extensive concrete yard space.
- Additional income via two leased phone masts.

Location

The property forms part of Green Lane Industrial Estate in Pelaw. Pelaw is a residential area in Gateshead approximately three miles east of the town centre. It lies between Heworth to the west, Bill Quay to the east and Wardley to the south with the southern bank of the River Tyne forming the northern border. The A185 is the main road through Pelaw which links with the A184 immediately to the west.

The A184 provides access to Gateshead and Newcastle upon Tyne to the west with the A194(M) and the A19 for the east. Green Lane Industrial Estate is situated to the south of the A185 and the commercial centre of Pelaw which now focuses around recently developed Aldi and Lidl supermarkets. Both Heworth and Pelaw Metro Stations are within walking distance. The estate comprises of a wide range of traditional industrial uses.

Description

The property comprises a steel portal frame industrial building which has been divided to provide two self-contained industrial units. The building has a blockwork inner leaf with a profiled metal cladding outer leaf. The roof is of pitched design and has corrugated asbestos cement decking incorporating 15% translucent skylights. There is an ancillary office block to one of the units which is of cavity brickwork constructions with a flat roof.

The unit forming the eastern part of the building is currently occupied by 4 R Marine Refurbishment Limited. Internally this unit consists of a workshop with an ancillary block comprising of an office, kitchen and w.c's. The accommodation has LED lighting and concrete flooring. There is an inspection pit in the middle of the workshop which has been covered but could be brought back into use. Three manual roller shutter doors provide access to the unit all measuring 4.56m W x 4.85m H. The minimum eaves height is 3.56m to the haunch with maximum eaves height being 7.79m to the apex. There is a small outside area to the front elevation of this unit to allow for some occupier parking.

The unit forming the western part of the building is vacant. It comprises a workshop, accessed from a vehicular steel roller shutter door in the northern

elevation, together with single storey offices along the western and southern sides of the building. The workshop has a minimum eaves height of 3.35m. The unit was previously used for forklift and warehouse training purposes.

As such the ancillary accommodation is set out as classrooms. There are a total of six classrooms, a reception area, staff room and w.c's within the ancillary block. Externally there is a small yard and car parking area to the northern side of the workshop.

To the north of the main building is a secure concrete hardstand area enclosed by lightweight chain link fencing. Access from the road is shared with the car park to the vacant part of Unit 7. The compound is also currently vacant.

Also included in the sale is a small piece of land on the opposite side of Heworth Way in the south west corner of the site presently occupied by Atkinsons Skip Hire. There are two telephone masts erected adjacent to each other on this piece of land operated by Vodafone and EE.

Services

We understand the property benefits from main supplies of gas, electricity and water. Interested parties are invited to make their own enquires in this respect.

Accommodation

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

	Sq Ft	Sq M
Part Unit 7 (4R Marine)	3,282	304.9
Part Unit 7 (Vacant)	7,782	722.95
Total	11,064	1027.85
	Acres	Hectares
Concrete Yard Area	0.3	0.12

Tenure

We understand the property is held by way of Freehold.

Occupancy

Part Unit 7 (4R Marine Refurbishment Ltd) - The lease was signed on the 27th August 2020 for a term of five years with a passing rent of £13,250 per annum exclusive. The lease is internal repairing and insuring. There is an outstanding rent review on the 27th August 2023 in an upwards only direction.

Vodafone Phone Mast - A 20 year lease commencing on the 28th September 2004 and expiring on the 29th September 2024. The rent is £2,800 per annum The tenant may terminate the agreement on 12 months notice.

EE Phone Mast - A 20 year lease commencing on the 1st May 2004 and expiring on the 29th September 2024. The rent is £7,759.80 per annum. The tenant may terminate the agreement at any time with six months notice.

Quoting Terms

Our client is seeking offers in the region of £495,000 exclusive for their freehold interest.

EPC

Former All About Training Unit – E (116)

4 R Marine Refurbishments Ltd – E (116)

Rateable Value

Part Unit 7 (Vacant) - The April 2023 Value is £14,250

4 R Marine Refurbishment Ltd - The April 2023 value is £9,000

Surfaced yard area - The April 2023 value is £8,300

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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.

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