



TO LET – Industrial Unit with Office Accommodation

Unit Q, Hobson Industrial Estate, Hobson, Newcastle Upon Tyne, NE16 6EA

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL

- Excellent roadside location
- Flexible accommodation
- Office space, show room and industrial storage
- Available March 2024

Location

Located to the south west of Newcastle and Gateshead, Hobson Industrial Estate is located close to Burnopfield. The estate enjoys immediate access on to the A692 highway, one of the major routes connecting Newcastle/Gateshead with Consett and other towns to the south west side of the Tyne & Wear conurbation.

Description

The property enjoys a very prominent position fronting the main road and is a mix of steel portal frame and brick construction, with sections of pitched profile sheet roofing and felt flat roofing. The profile sheet roofing includes circa 10% skylights. The property has been extended a number

of times to suit tenant's needs with the latest addition being an office block facing the main road. Briefly the property comprises of office space, showroom space, workshop space and a store room with secure roller shutter external access. A grass area fronting the main road also forms part of the property and is used by the current tenant as car parking. The internal specification of the workshop and showroom includes a mix of fluorescent tube and LED lighting, concrete flooring and a mix of single and double glazed windows. Minimum eaves height in the workshop area is 2.74m. There is also an electric roller shutter door measuring 3.05m (wide) x 2.92m (high). The office specification includes carpeted flooring, suspended ceilings with fluorescent tube lighting, gas central heating via a combi boiler, kitchen facilities and male / female / disabled W.C facilities.

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
Office	936.36	86.99
Showroom	2,938.57	272.99
Workshop	1,691.56	157.15
Store	555.21	51.58
Total	6,122	568.73

Terms

The unit is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

Rent

£18,500 Per Annum Exclusive

EPC

The unit has an EPC rating of C 59.

Rateable Value

The unit has a rateable value of £11,750 (2023 List)

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.

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