

TO LET

Unit 4, Maling Court, Hoult's Yard,
Newcastle upon Tyne, NE6 2HL



Mid Terrace Industrial Unit

6,501ft² (603.97 m²)

- Rarely available (Available from January 2025)
- Excellent location close to the city centre
- On-site parking
- Shared service yard
- Suitable for a variety of uses, subject to planning

For further information please contact:

Duncan Christie
E: dchristie@naylorsgavinblack.co.uk
DD: 07841 764765

Tobi Morrison
E: tobi.morrison@naylorsgavinblack.co.uk
DD: 07734 229958

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk



RICS



TO LET

Unit 4, Maling Court, Hoult's Yard, Newcastle upon Tyne, NE6 2HL

Location

The property is located within Hoult's Yard just outside Newcastle City Centre, off Walker Road. As such, the unit is well placed for any occupiers who require good access to the city and the surrounding areas. The immediate area has undergone considerable regeneration in recent years with the nearby development of hotels, student accommodation and office blocks. Byker metro station is approximately 10 minutes' walk away and there is a bus stop located immediately to the entrance of Hoult's Yard on Walker Road.

Description

The unit is located in the corner of a terrace of units of steel portal frame construction with brick infill walls and a metal profile sheet dual pitch roof, with a maximum eaves' height of 8.04 meters and minimum of 4.74 meters. The specification of the unit comprises of a single roller shutter door at the front right of the property, opening to a space of concrete flooring with florescent tube lighting and one W.C. The roller shutter door measures 4.74m x 3.94m.

Accommodation

The properties comprise the following Gross Internal Areas:

	M ²	Ft ²
Unit 4	603.97	6,501

Terms

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed.

Rent

Quoting £55,258.50 per annum exclusive. (£8.50 per sq ft).

Utilities

We understand the units are connected to mains services, however we would recommend interested parties to make their own enquiries in this regard.

Rateable Value

The VOA indicates that the properties have a rateable value (from April 2023) as follows:

	RV
Unit 4	£38,250

EPC

The current rating is C (55).

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.

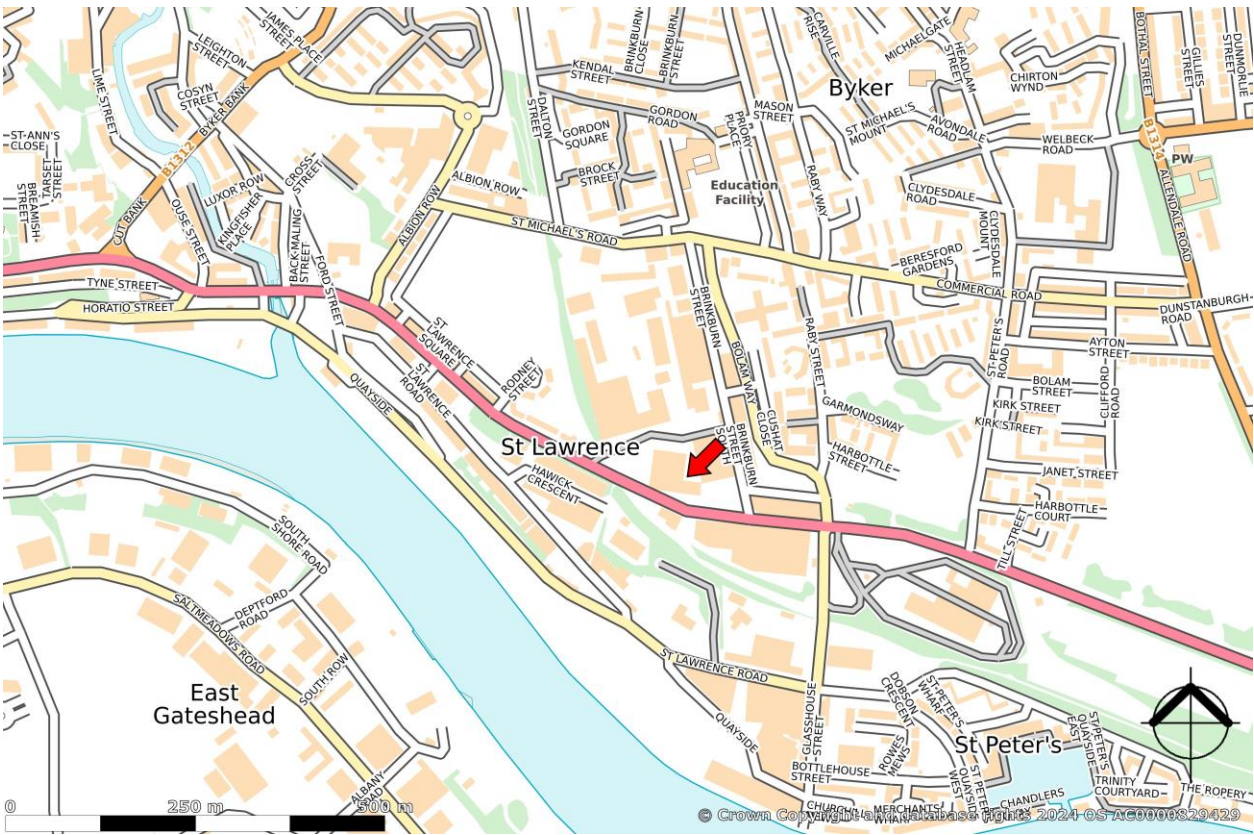
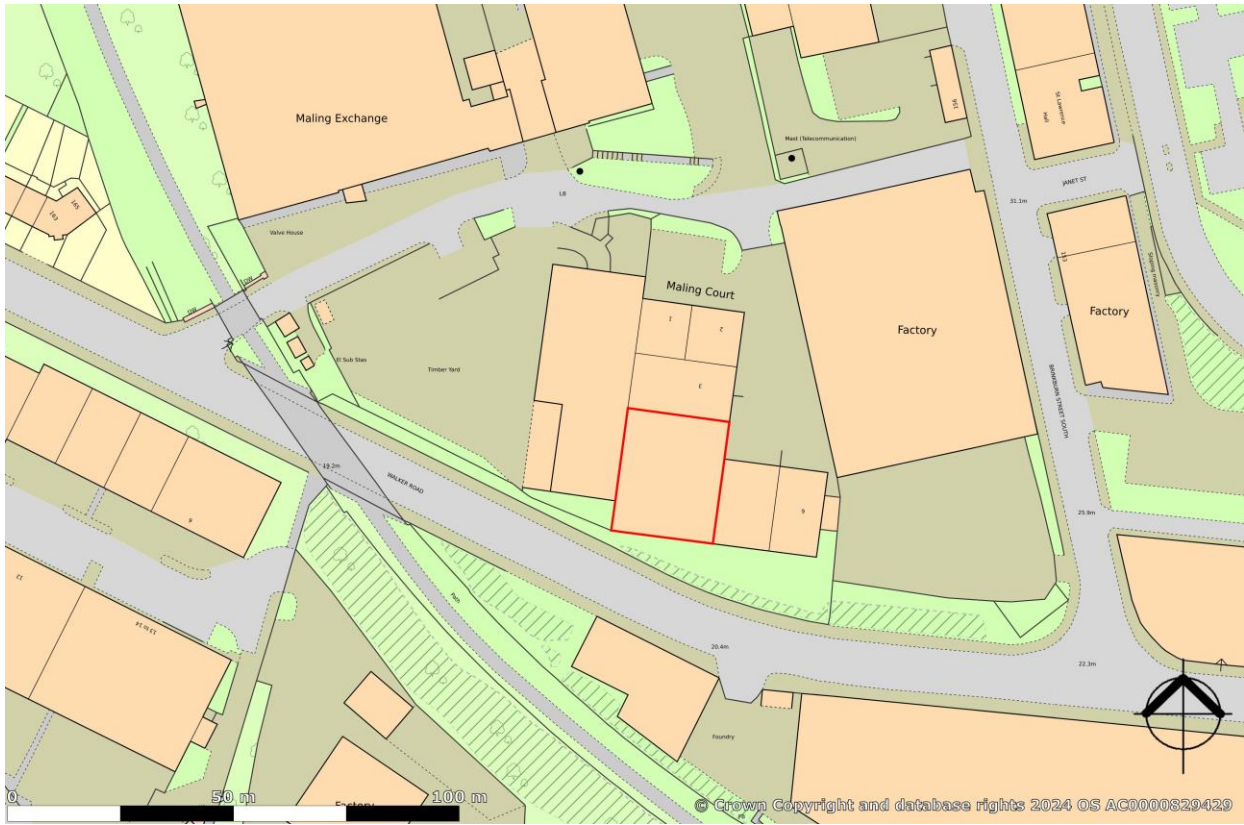
VAT

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

TO LET

Unit 4, Maling Court, Hoult's Yard, Newcastle upon Tyne, NE6 2HL





NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order