

TO LET

6 Double Row, Seaton Delaval, Whitley Bay,
NE25 0PP



For further information please contact:

Tobi Morrison

E: tobi.morrison@naylorsgavinblack.co.uk

DD: 07734 229958

One Strawberry Lane
Newcastle Upon Tyne
NE1 4BX

Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

Industrial/Warehouse Unit

5,815ft² (540.21m²)

- Extensive Yard Space
- Well Established Location
- Recently Refurbished



RICS



TO LET

6 Double Row, Seaton Delaval, Whitley Bay,
NE25 0PP

Location

The unit is ideally situated on the well-established road Double Row, offering excellent connectivity for businesses. The unit is just 5 miles from the A1(M), providing quick and convenient access to the motorway network. Double Row is approximately 13.5 miles north of Newcastle Upon Tyne, making it an attractive option. Seaton Delaval train station is soon to open, offering great links between the city centre and the surrounding areas, making commuting very efficient.

Description

The unit is constructed of steel portal frame warehouse offering a versatile space suitable for various industrial uses. The building comprises of blockwork walls that provide durability, complemented by LED lighting throughout, ensuring a well-lit and productive working environment. The unit benefits from a large mezzanine, ground floor and first floor office space, and extensive warehouse space. The roller shutter measures at 4.5m wide by 4.5m high. The unit also benefits from 2 WC's, central heating and a large yard space at the rear of the property with 5 parking spaces at the front.

Terms

The units are available to let on a full repairing and insuring lease for a term of years to be agreed.

Rent

The rent for the unit is £29,850 per annum. (£6 psf on the main area, £3 psf on mezzanine).

Accommodation

The properties comprise the following Gross Internal Areas:

AREA	M ²	Ft ²
Ground Floor Office	52.95	570
First Floor Office	52.95	570
Warehouse	264.96	2,852
Mezzanine	156.91	1,689
Small Office in Warehouse	12.44	134
TOTAL	540.21	5,815

Utilities

We understand the units are connected to mains services.

Rateable Value

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

	RV
Unit 1	£ 18,500

EPC

The current rating is D(80).

Legal Costs

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

TO LET

6 Double Row, Seaton Delaval, Whitley Bay,
NE25 0PP

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.



