



To Let - By Way of Assignment or Sub-Let MODERN WORKSHOP/STORAGE UNIT

Unit 1, Whitehouse Road Industrial Estate, Newcastle upon Tyne, NE15
6LN

Naylors 
Gavin Black
Commercial Property People

- Modern Workshop/Storage Unit
- Within close proximity of the A695 Scotswood Road and A1
- Two storey offices including WC's
- 16 Car parking spaces
- Total GIA 625.26 m² (6,730 ft²)
- Passing Rent: £34,950 per annum

Location

Whitehouse Road Industrial Estate is situated approximately 3 miles directly west of Newcastle City Centre. The estate is accessed from the A695 Scotswood Road which is one of the main arterial routes into Newcastle City Centre and provides access to the A1 Western Bypass.

Description

Unit 1 is a detached unit of steel portal frame construction with brick/block work to dado height with insulated profile sheeting above. The roofs are insulated sheet incorporating rooflights.

Internally the unit benefits from a concrete floor throughout with clear internal eaves of 5m, with gas blower heaters to the warehouse and strip LED lighting.

There is a two-storey office block which includes WC facilities and a tea point. Lighting is by way of LED fixtures and the offices are heated throughout by gas central heating. There is an additional storage mezzanine with stairway access from the warehouse and doorway from the first-floor offices.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following gross internal area:

	M ²	Ft ²
Ground floor (including office)	512.09	5,512
First Floor Offices	77.67	836
Storage Mezzanine	35.50	382
Total	625.26	6,730

Terms

The property is available by way of assignment or sub let of the existing lease, expiring January 2026.

Alternatively, the landlord may consider a surrender and re-let. Subject to tenant covenant strength, proposed length of lease term and agreement of a new market rent.

Rent

Passing rent of £34,950.00 per annum exclusive.



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

- 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.
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Rateable Value

The Rateable Value is £ £35,250 (April 2023 Value).

Service Charge

The current annual service charge apportionment for the property is £7,500.00 exclusive.

Services

All mains services are provided to the property including 3 phase electricity.

EPC

The property has an EPC rating of C (63).

Legal Costs

Each party will be responsible for their own legal/professional fees.

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 Institute of Chartered Surveyors, 12 Great George Street, 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.

For further information please contact:

Duncan Christie or Keith Stewart

Tel: 0191 232 7030

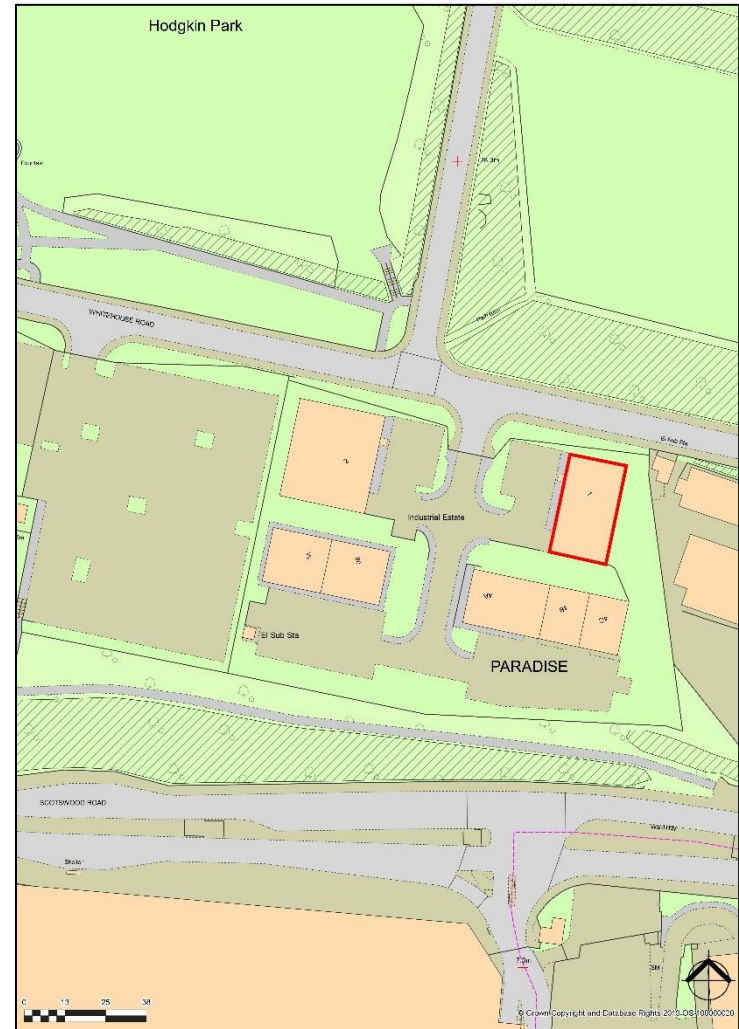
Email: duncan@naylorsgavinblack.co.uk

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