



Contemporary Office Building

From 914 ft² (84.9 m²)

- Available to let as a whole or individual floors
- Generous car parking
- Great nearby public transport links
- Gated entrance with yard space

For further information please contact:

Gavin Black
E: gblack@naylorsgavinblack.co.uk
DD: +44 (0)191 466 1348

John Cranshaw
E: john.cranshaw@naylorsgavinblack.co.uk
M: 07912 225 407

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk



RICS



TO LET

4 Baltic Road, Felling, Gateshead, NE10 0SB

Location

The property is located on Baltic Road, part of the Felling Industrial Estate, located to the Southeast of Newcastle City Centre. The location has great transport links onto the Felling Bypass and is also in close proximity to several public bus stops.

Description

The property comprises a brick-built building, which is part of the larger warehouse. It is arranged over ground and first floor levels and has the option of leasing both floors as a whole or separately. The ground floor has the benefit of an electric shutter door serving the ground floor workshop space. This is accessible directly from the car park.

The complex has good on-site car parking provision, and padlocked gates adding to security overnight. Additionally, there are 11 bus stops within a 10–15-minute walk of the subject property. These bus stops serve the following routes:

58- Newcastle- Follingsby
27- South Shields- Newcastle Upon Tyne
902- South Shields- Benton

There are several other local routes throughout the Gateshead area that are connected using the stops around Felling.

Accommodation

The property comprises the following net internal areas:

Unit	M ²	Ft ²
First Floor	84.9	914
Ground Floor	96.9	1,044
Total	181.9	1,958

Tenure

The property is to be let on a Full Repairing and Insuring lease

Quoting Terms

£9psf.

Business Rates

Rateable value for office premises is to be reassessed.

EPC

To be assessed

Legal Costs

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

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.

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.



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