



TO LET – Modern Industrial Units

Units 7C, 7D And 7E, Pelaw Industrial Estate, Green Lane, Gateshead, NE10

0UW

Naylors 
Gavin Black
Commercial Property People

- Newly refurbished estate
- Estate parking
- Recently re-roofed and re-clad

Location

The properties are located within Pelaw Industrial Estate. Pelaw is a residential area in Gateshead approximately 3 miles east of the town centre. It lies between Heworth to the west, Bill Quay to the east and Wardley to the south, with the southern bank of the River Tyne forming the northern border. The A185 is the main road through Pelaw which links with the A184 immediately to the west. The A184 provides access to Gateshead and Newcastle upon Tyne to the west, with the A194(M) and A19 to the east.

Description

The available properties form part of a terrace of newly refurbished industrial units which have recently been re-roofed and re-clad. The property is of steel portal frame construction with blockwork and clad elevations, along with a steel profile sheet roof. Internally, each unit has concrete flooring, LED high bay lighting and a single WC along with a three phase power supply. Each unit also has its own dedicated roller shutter door which opens out onto a concrete loading area with estate parking.

Services

We understand each unit benefits from its own sub-metered three phase electricity supply and water supply. Interested parties are invited to make their own enquiries in this respect.

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
Unit 7C	3,120	289.85
Unit 7D	2,850	264.76
Unit 7E	1,325	123.09

Rent

Unit 7C	£24,960 per annum exclusive
Unit 7D	£22,800 per annum exclusive
Unit 7E	£13,800 per annum exclusive

EPC

Unit 7C	B (48)
Unit 7D	B (47)
Unit 7E	B (49)

Rateable Value

The units are not currently assessed for business rates. We advise you to contact the relevant local authority.

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 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.

For further information please contact:

Duncan Christie

Tel: 07841764765

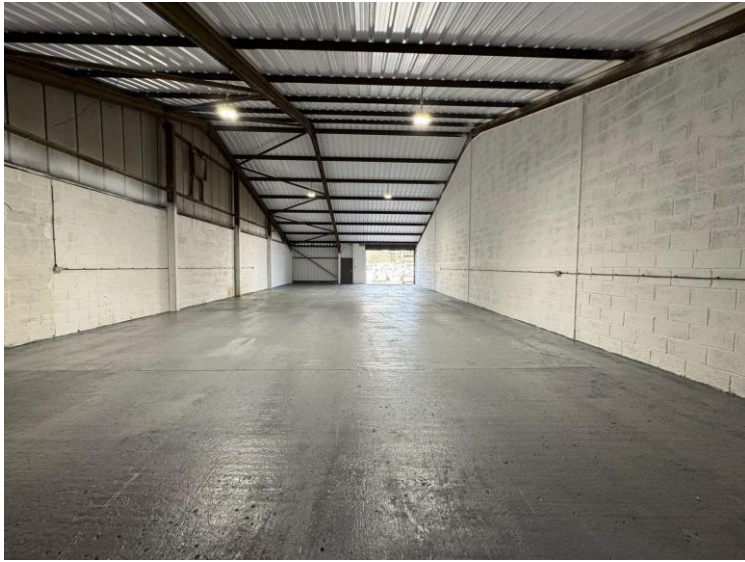
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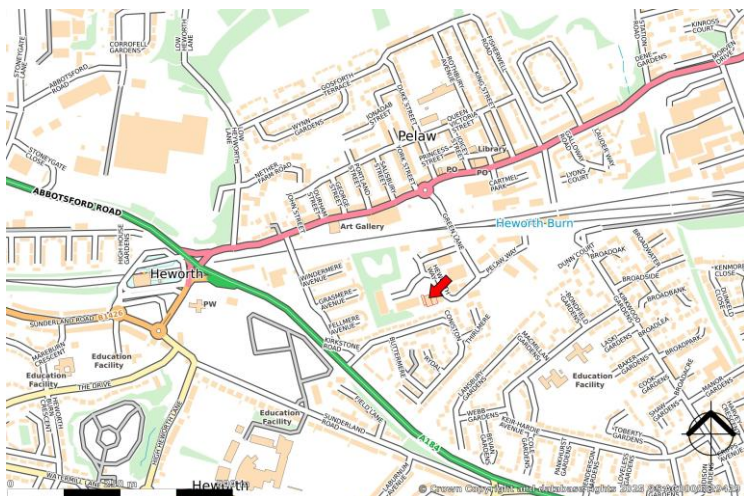
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- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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