

## TO LET

Secure Compound, Pelaw Industrial Estate,  
Green Lane, Gateshead, Tyne & Wear, NE10  
OUW



### Secure Compound Space

0.3 Acres (0.12 Hectares)

- Secure concrete hardstand
- Rarely available
- Ideal for a range of storage uses
- Asking rent: £18,000 per annum exclusive

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### Location

The compound is located in Pelaw Industrial Estate, just off Green Lane. There is easy access on to the A185 which in turn provides access to the wider Newcastle Gateshead area, along with South Tyneside and Sunderland. Both Heworth and Pelaw Metro stations are within walking distance. The estate comprises of a wide range of industrial uses and is popular with occupiers in the local area.

### Description

The site is a secure concrete hardstand bordered by recently renewed metal palisade fencing. Access from the road is via double gates which lead into the compound. The site would be suitable for a range of storage uses and has good access to the regional road network.

### Services

Sub metered electricity and water supplies are available.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	<b>Acres</b>	<b>Hectares</b>
Compound	0.3	0.12

### Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£18,000 per annum exclusive.

### Rateable Value

The property has a current rateable value (April 2023 List) of £7,800. The site is described as 'land used for storage and premises'

### 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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

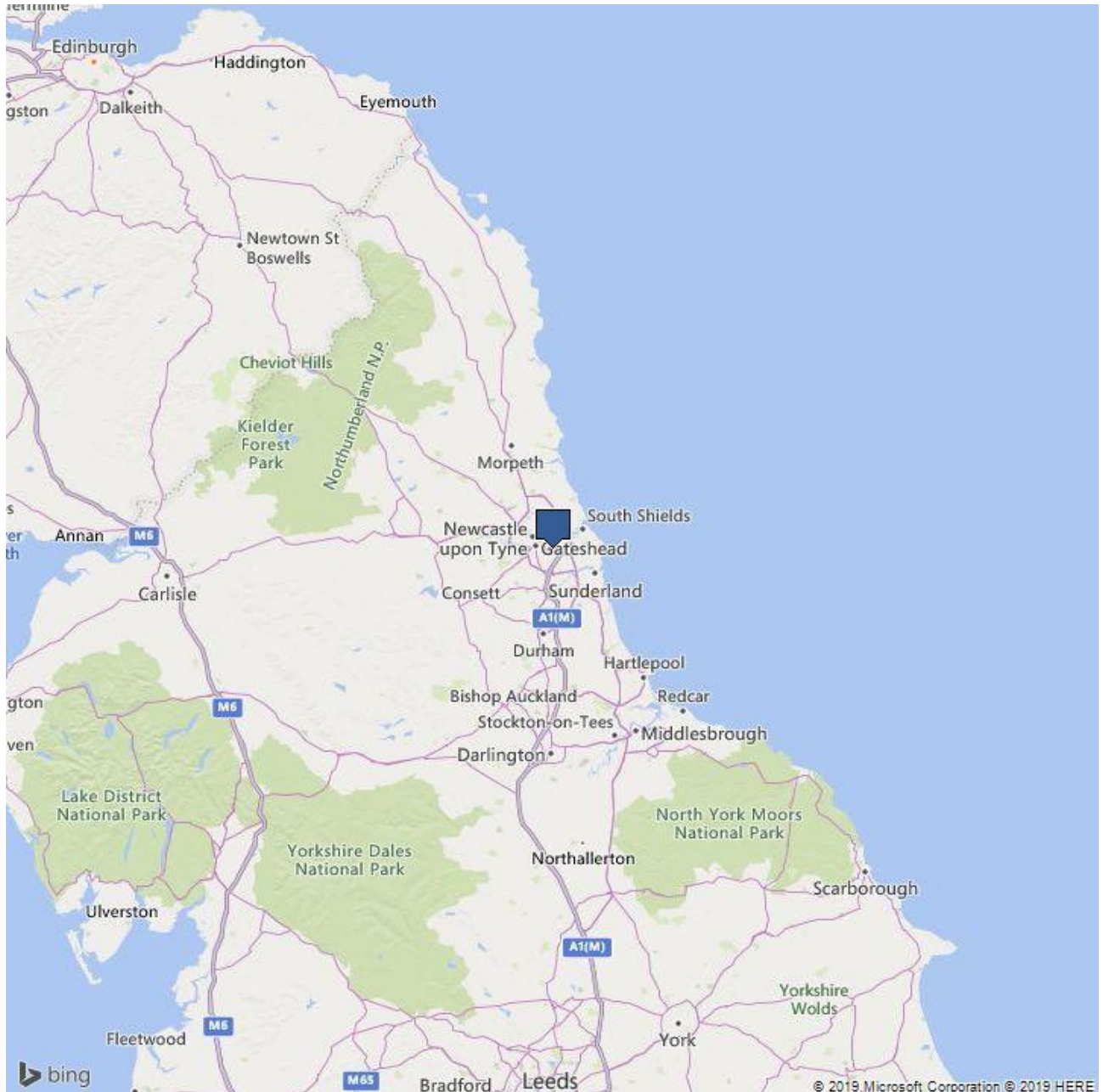
### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).



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