

## TO LET

Units 5 & 6 T Block, Felling Business Centre,  
Bath Road, Felling, Gateshead, NE10 0QH



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FINAL MEASUREMENTS, COLOUR, AND SPECIFICATION MAY BE SUBJECT TO CHANGE.

### New Industrial Development

6237 - 8386 Sq Ft (579.42 – 779.06 Sq  
M)

- Anticipated Completion Q1 2026
- Ample parking
- Shared service yard
- Excellent transport links
- On site EV charging points

**For further information please contact:**

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### Location

Felling Business Centre is situated within Felling, Gateshead approximately 2 miles south of Newcastle City Centre. The site is close to the A184 dual carriageway which connects the south via the A1(M) and the Tyne Tunnel via the A194(M). The site is accessed from the A184 onto Green Lane. The Business Centre offers excellent transport links including two metro stations within walking distance.

### Description

The T Block comprises a brand new refurbished block of industrial units that have been re-clad and re-roofed. The specification of each unit includes concrete flooring, LED lighting. WC facilities and an electric up and over roller shutter door. Ample parking is provided within the estate along with a shared service yard area and EV charging ports.

### 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:

	Sq Ft	Sq M
Unit 5	6,237	579.42
Unit 6	6,237	579.42
<b>Total</b>	<b>12,474</b>	<b>1,158.84</b>

### Terms

The units are available by way of new FRI leases on a term of years to be agreed. The units are also available by way of licence agreements on a minimum term of 12 months.

### Rent

The quoting rent for each unit £37,422.00 per annum plus VAT.

### EPC

On application.

### Rateable Value

Please contact Naylors Gavin Black.

### Legal Costs

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

### 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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