




TO LET – REFURBISHED INDUSTRIAL WAREHOUSE SPACE

Former Sundolitt Premises, Bath Road, Gateshead NE10 0JT

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL WAREHOUSE SPACE

- Gross Internal Area of 39,042 ft²
- Planned refurbishment works, including a new roof to be fitted to the original factory
- External service yard and parking
- Separate office and amenity block

Location

The property is located on Bath Road, Felling Industrial Estate, Gateshead, a well-established industrial location strategically placed with excellent access to the A1 and A19 – the two principal roads in the region. Nearby occupiers include Lanchester Wines, GAP Group and Cat Shelter.

Description

The property comprises a factory / warehouse unit set within its own secure compound, broadly consisting of a flat felt roof office block fronting Bath Road with original factory behind and more recent high bay extension adjoining the older factory.

Some upgrading of the office areas has been carried out to include double glazed windows, gas central heating, LED lighting and refurbishment of the W.C blocks. This has improved the space which also includes entrance lobby, meeting rooms and a mess hall.

The original factory is of steel portal frame construction with brick elevations. Minimum eaves height is 4.42m to the haunch, with maximum eaves being 9m at the apex. The space contains two electrically operated roller shutter doors to the side elevation, one with a 1m high dock and measuring 5.29m (wide) x 4.15m (high), the other measuring 5.6m (wide) x 4.28m (high). The roller shutters open onto a small service yard area with gated access from Bath Road.

The high bay warehouse extension is a good addition to the premises. Again, this is of steel portal frame construction with blockwork elevations and cladding above along with a steel profile sheet roof. This space has a maximum eaves height of 10.67m at the apex with minimum eaves height being 6.13m to the haunch. Four electrically operated loading doors run the length of the front elevation all measuring 4m (wide) x 4.44m (high). An external loading canopy is also present, running the length of the front of the building. The loading doors open onto a further gated service yard which provides HGV access from Bath Road.

Accommodation

	Ft ²	M ²
Original Factory	19,596	1,820.55
Modern Extension	16,726	1,553.90
Office Block	2,720	252.68
Total	39,042	3,627.13



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Utilities

The unit benefits from gas, water and electricity connections. Interested parties are advised to make their own enquiries in this respect.

Quoting Terms

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

Rent

Quoting £185,450.00 per annum exclusive.

Rateable Value

The VOA indicates that the property has a Rateable Value of £94,500 from April 2017.

EPC

The unit has a current rating of D (77).

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:

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Email dchristie@naylorsgavinblack.co.uk



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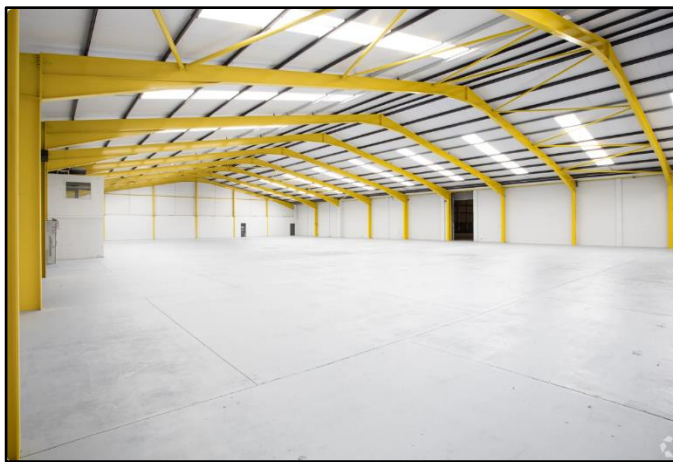
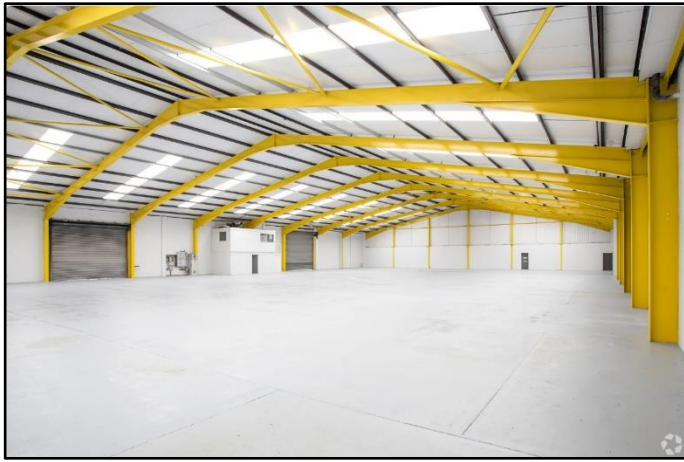
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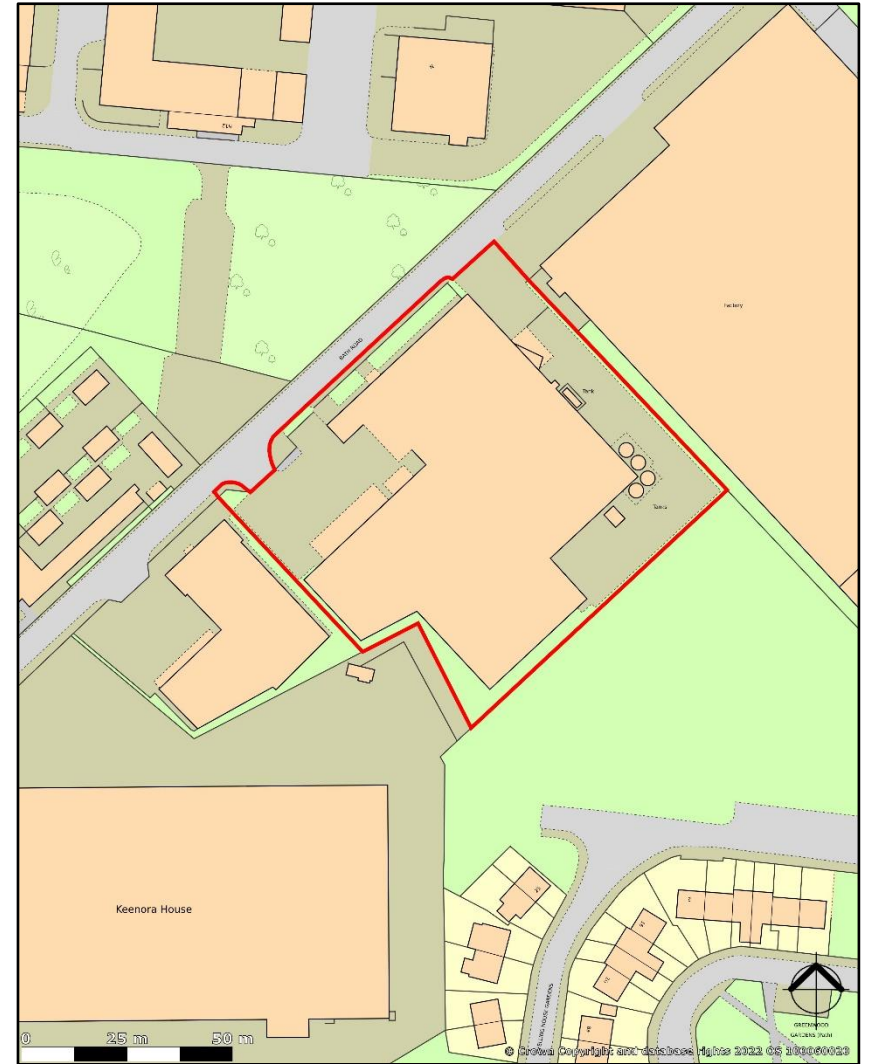
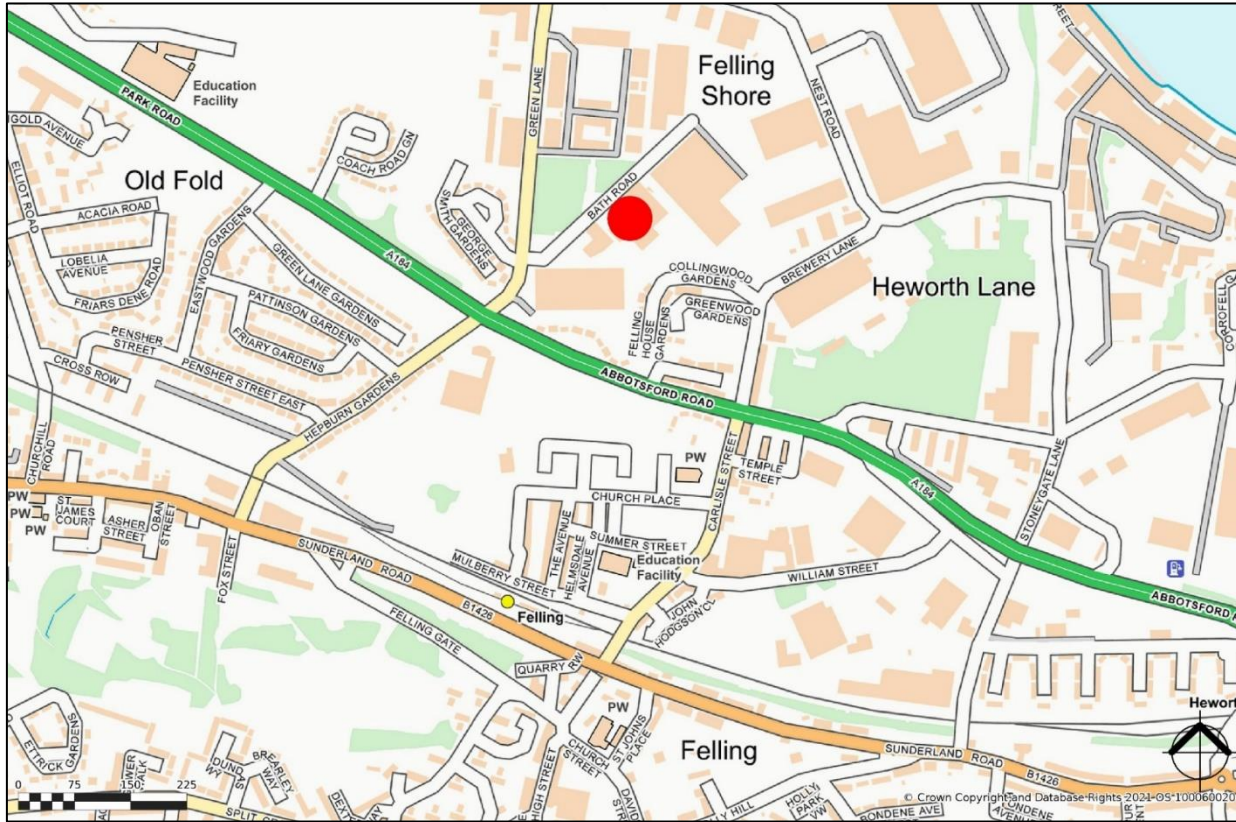
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