

# TO LET

# GATESHEAD

# 90

Chainbridge Road | Gateshead | Newcastle upon Tyne | NE21 5SS

PLANNING  
APPROVED  
AVAILABLE Q4 2023



## KEY HIGHLIGHTS

- Prime 90,000 sq ft urban logistics facility
- Market leading ESG credentials
- Prominent site with rapid access to A1 and Newcastle city centre

# SURROUNDING AREA

# GATESHEAD 90



Newcastle City Centre

Metrocentre

Junction 73  
Blaydon Interchange

Scotswood Road

GATESHEAD 90

Scotswood Bridge

CHAINBRIDGE RD

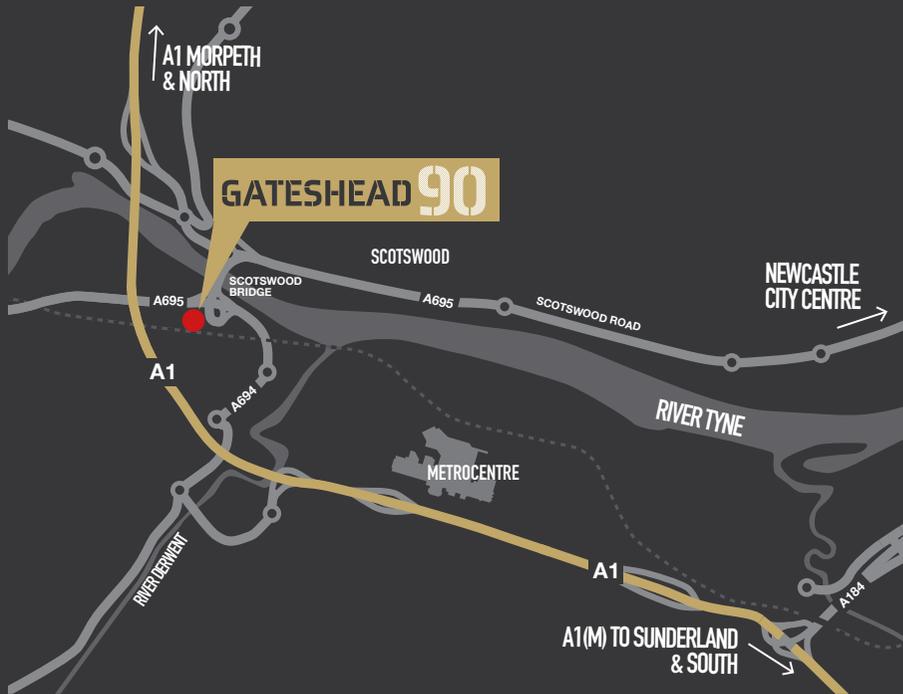
Junction 74  
A1 North

River Tyne

A1 SOUTH  
A1 NORTH

CHAINBRIDGE ROAD

CHAINBRIDGE ROAD



## LOCATION

The property is located less than a mile east of Blaydon town centre located on the southern side of Chainbridge Road, approximately four miles west of the Newcastle city centre. The site is highly visible from the A1 Western Bypass bridge and has good access to the A1 both north and south and the Metrocentre is less than one and a half miles to the east.

The surrounding area is a mixture of heavy and light industrial uses as well as trade counter and quasi-retail.

### TRAVEL TIME AND DISTANCE



Metrocentre	5 mins	1.5 miles
Gateshead Centre	11 mins	5.3 miles
Team Valley	14 mins	6.6 miles
Newcastle City Centre	14 mins	6.8 miles
Newcastle Airport	12 mins	7.6 miles
Sunderland	28 mins	17 miles
Port of Tyne	30 mins	14 miles
Port of Sunderland	28 mins	17 miles

# SPECIFICATION



STEEL PORTAL FRAME CONSTRUCTION WITH 12M EAVES



8 LOADING DOORS - 4 DRIVE IN - 4 DOCK LEVELLERS



55M YARD DEPTH



500KVA POWER SUPPLY

**BREEAM®**  
Very Good

BREEAM  
VERY GOOD



EPC RATING A+



7.5% OFFICE CONTENT



82 CAR PARKING SPACES



ROOF MOUNTED PHOTO VOLTAICS



UP TO 16 EV CHARGING SPACES

# ACCOMMODATION

FLOOR	SQ M	SQ FT
WAREHOUSE	7,734	83,250
OFFICES	627	6,750
<b>TOTAL GIA</b>	<b>8,361</b>	<b>90,000</b>

# TIMESCALES

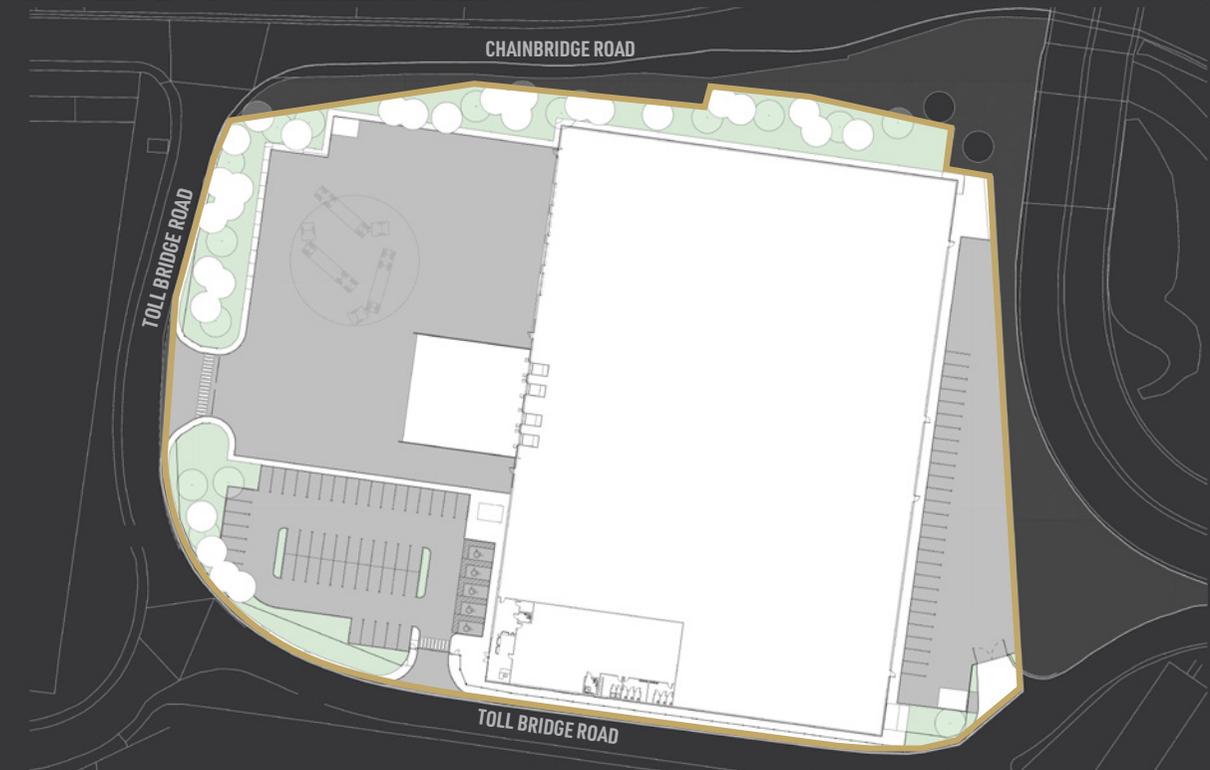
The building has full planning approval and can be delivered by Q4 2023.

Full planning information can be found on the Gateshead Council Planning Portal. Reference: DC/21/01494/FUL.



WEST VIEW

Indicative CGI image



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## TERMS

The unit is available To Let by way of New Full Repairing & Insuring Lease for a term of years to be agreed.

## RENT

On application.

## RATEABLE VALUE

The property will be assessed for rates on completion.

## EPC

The property is targeting an EPC Rating of A+.

## LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction.

## VAT

All prices, premiums and rent etc. are quoted exclusive of VAT.

### IMPORTANT NOTICE

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