



Industrial/Workshop/Warehouse Space

535 – 2,482 ft² (49.70 – 230.58 m²)

- Excellent location with easy access to Newcastle and Gateshead town centres
- Flexible lease options
- Ideal starter units

For further information please contact:

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TO LET

Felling Business Centre, Felling,
 NE10 0QH

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 to 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

Felling Business Centre offers a range of workshop, storage and industrial units. The units available are single storey units from 1,200 ft² – 8,769 ft². The site offers free parking, good vehicle access, unloading areas, 24 hour access and on site security.

Accommodation

The property comprises the following net internal areas:

Unit	M ²	Ft ²
H1	LET	LET
H1A	LET	LET
H2	49.7	535
H3	49.7	535
H5	LET	LET
H6	230.58	2,482
P2A	LET	LET

Terms

The units can be rented using a single page licence agreement for quick and easy access. For companies looking to occupy for a longer period of time leases are also available.

Rent

Unit	Rent Per Annum
H1	LET
H1A	LET
H2	£6,420
H3	£6,406
H5	LET
H6	£29,275
P2A	LET

Cost is +VAT

* Leases may be available on Units over 1,000 – 1,500 sqft.

EPC

Unit	
H1	C 74
H1A	C 74
H2	C 74
H5	C 74
H6	C 74
P2A	D 84

Legal Costs

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

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Money Laundering

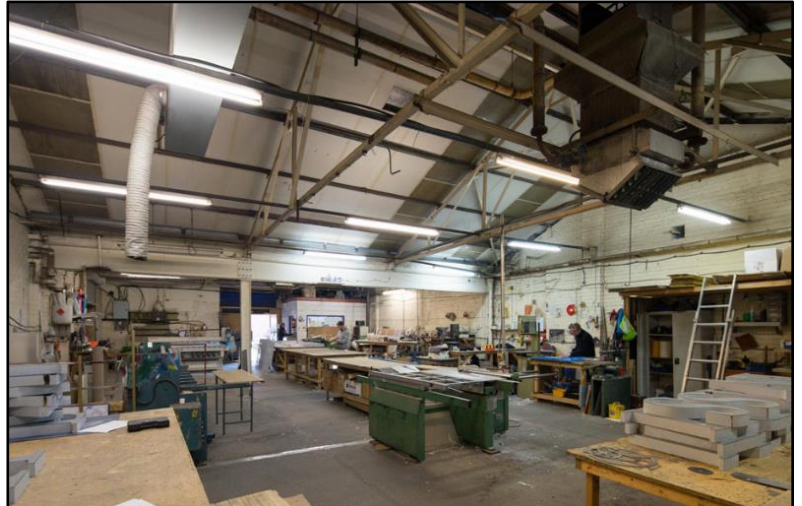
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

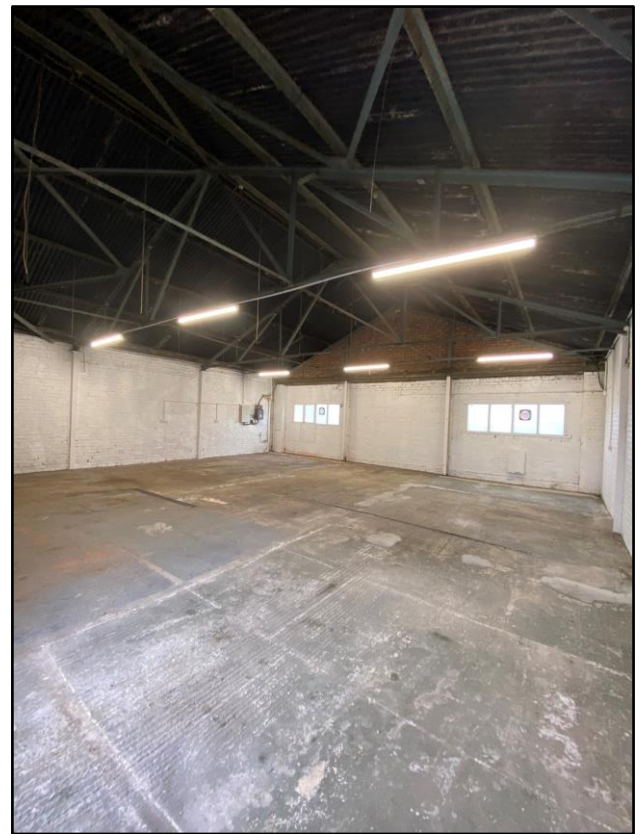
Code of Practice

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







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