

TO LET

Units at Victoria Industrial Estate,
Victoria Road west, Hebburn, NE31 1UB



Industrial/Warehouse Unit

904-1250 ft² (225.29 m²)

- Perfect Starter Units
- Flexible lease terms
- Ample car parking

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Road west, Hebburn, NE31 1UB

Location

The properties are situated within Victoria Road Industrial Estate, Hebburn which fronts onto the A185 within close proximity to both Hebburn and Jarrow town centres.

The estate is well located with road links to the A194/A1 and A19/Tyne Tunnel serving Tyne and Wear and beyond.

Description

The properties comprise of small industrial units perfect for startup businesses or storage space. Internally the premises benefit from water and power supply.

The properties also benefits from WCs, self-contained office space and car parking facilities.

Accommodation

The property comprises the following net internal areas:

Unit	M ²	Ft ²
8L	83.98	904
11D	116.12	1250

Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

Rent

Unit	£p.a
8L	9,221
11D	12,660

Service Charge

A service charge is currently in place to cover costs of maintaining the estate. Further information is available on request.

EPC

On application.

Legal Costs

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

Money Laundering

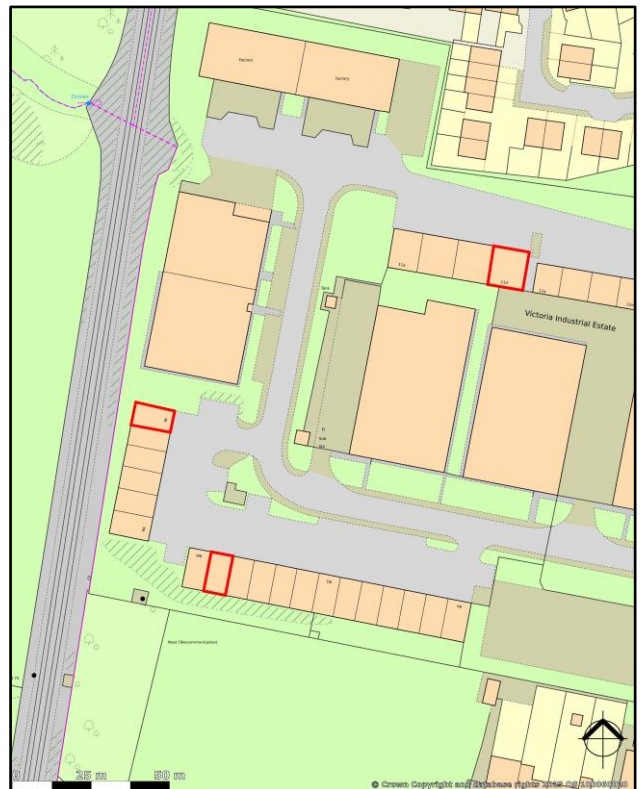
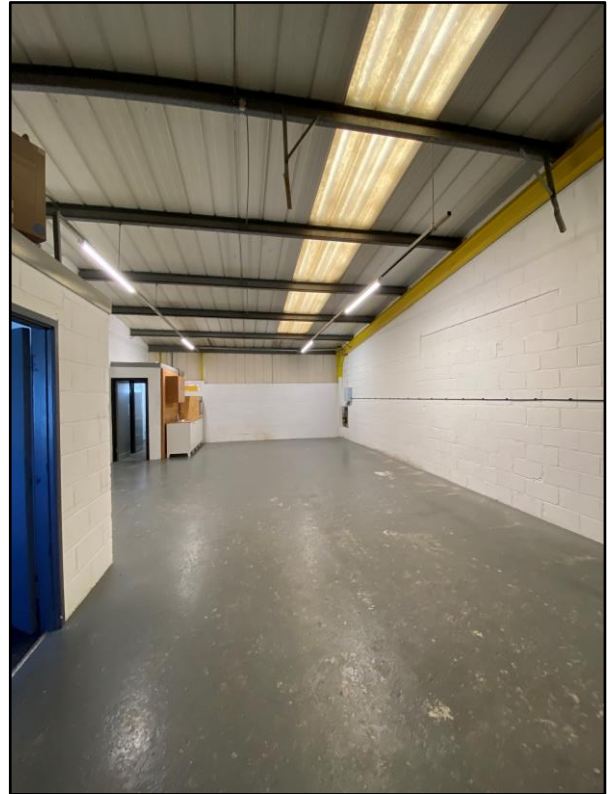
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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



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- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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