



Industrial/Warehouse Unit

2,597ft² (241 m²)

- Ample Parking
- Popular location
- Excellent Starter Unit

For further information please contact:

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RICS



TO LET

Unit 5/6 Renwick Court, Gateshead,
NE8 2SY

Location

Renwick Court is located just off Victoria Road which runs just a few streets away from the A184, which connects to the A1. The A1 provides excellent access to the North East area with Newcastle Upon Tyne to the North and Gateshead and Sunderland to the South. The Estate is part of a wider industrial complex with a range of sizes of small startup industrial units. The sit is located around a heavily populated residential area.

Description

Unit 5/6 Renwick Court forms part of a larger group of industrial units currently occupied by Quick Storage Gateshead. The unit could be split off subject to Landlord consent but is marketed as one, benefitting from its own small office room and toilet facilities. The building is set within its own gated compound bordered by metal palisade fencing. The building also benefits from LED lighting. Externally, the unit benefits from a tarmac yard which can be divided up to provide parking spaces if needed. The Unit also benefits from two roller shutter doors of the same size. 3.3m high x 3.2m wide.

Accommodation

The property comprises the following Gross Internal Areas:

	M ²	Ft ²
Warehouse	241	2597
Total	241	2597

Terms

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

Rent

£20,000 per annum exclusive.

Utilities

We understand the property is connected to mains services however we would recommend interested parties to make their own enquiries in this regard.

Rateable Value

The VOA indicates that the property has a rateable value of £10,000 (from April 2023 value).

EPC

Please contact Naylors Gavin Black to find out rating.

Legal Costs

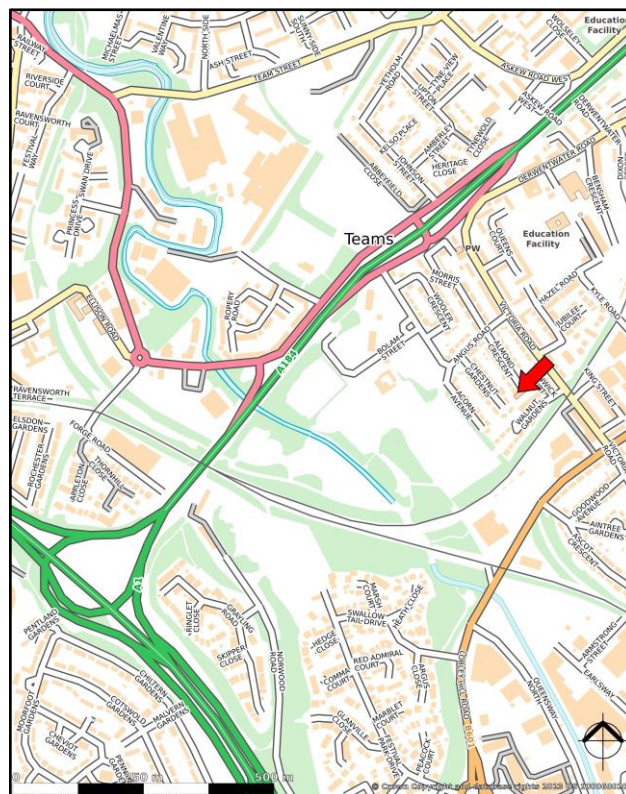
Each party to be responsible for their own legal costs incurred in this transaction.

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 Institution 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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