

TO LET

Unit 1A & Unit 1B Metro Riverside,
Delta Bank Road, Dunston, NE11 9DJ



Industrial/Trade Counter Unit

- To be fully refurbished prior to a new tenant taking occupation
- Availability Q3 / Q4 2023
- Busy commercial location
- Modern unit with offices
- Parking and yard areas
- Easy access to the A1

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Location

The property is located on Metro Riverside Park which is strategically placed in a prominent commercial location on the south bank of the River Tyne. The park is adjacent to the Metro Centre mall and retail park which sees significant footfall throughout the year. The area is well connected being adjacent to J71 of the A1 giving access to Scotland to the North and Eastern England to the South.

Description

The property is a semi-detached industrial / trade counter unit of steel portal frame construction with profiled insulated sheet cladding to the elevation and roof, with the roof also incorporating circa 10% translucent roof panels. Internally the warehouse space has concrete flooring, two ceiling mounted gas blower heaters and low-level strip lighting covering much of the floor area. Minimum clear eaves height is 6.1m to the haunch rising to 10.04m at the apex. To the rear of the warehouse space are two electrically operated surface level loading doors each measuring 4.4m (wide) x 6.08m (high). To the front of the warehouse is a ground and first floor office and amenity block. The office space is carpeted with recessed fluorescent tube lighting and double-glazed windows. There is kitchenette space along with two male and two female W.Cs accessed from the warehouse area. A further disabled W.C is located at the entrance to the ground floor offices. Externally the property benefits from allocated parking to the front with approximately 18 spaces. To the rear is a shared service yard.

Accommodation

The property comprises the following Gross Internal Area:

	M²	Ft²
Warehouse	1,028.90	11,075
Ground Floor Office & Amenity	119.70	1,288
First Floor Offices	94.97	1,022
Total	1,243.57	13,385

Terms

The unit is available by way of a new FRI lease for a term of years to be agreed.

Rent

£93,695 per annum exclusive.

Rateable Value

The Rateable Value April 2023 List: £62,500. The property is listed as 'Factory and Premises'.

EPC

The current rating is C 51.

Legal Costs

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

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (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.
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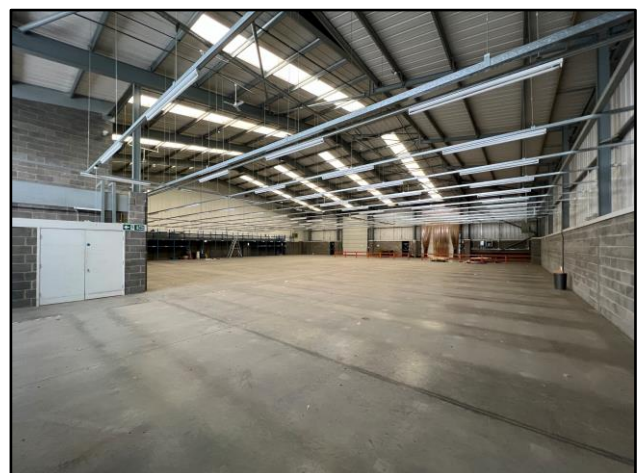
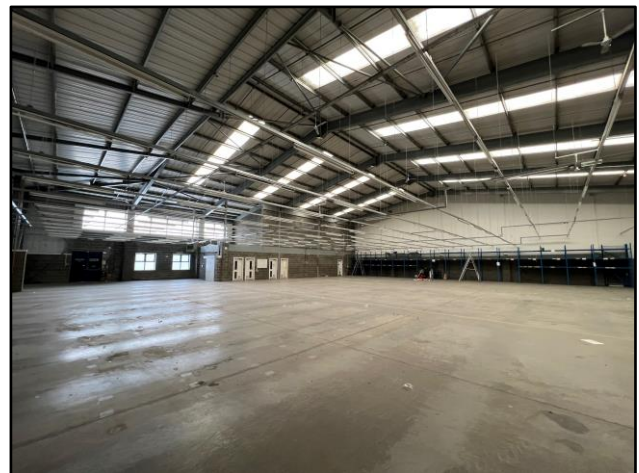
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Code of Practice

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

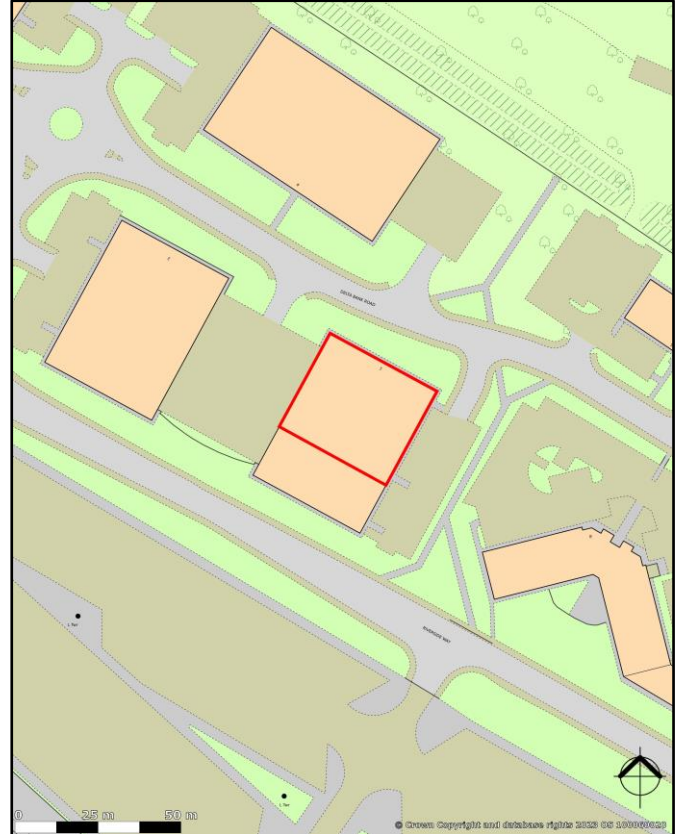
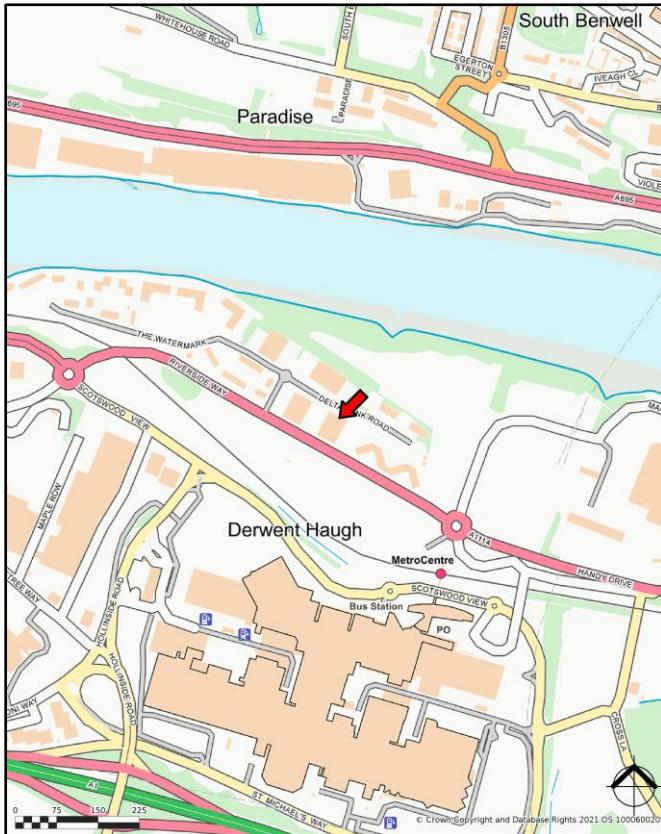


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