

TO LET

Louie House, Lancaster Road, Dunston
Industrial Estate, Gateshead, Tyne And
Wear, NE11 9JR



Industrial Unit

15,645 Sq Ft (1,453.42 Sq M)

- Well-located industrial space
- Adjacent to the A1
- Office and amenity space
- Available Immediately

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Location

The property is situated on Lancaster Road within Dunston Industrial Estate, a well established industrial location. Transport links are excellent with the property adjacent to the A1. Closeby is the MetroCentre as well as established occupiers including GAP Group, Meldrum and Thrifty Hire.

Description

The property is a semi detached steel portal frame industrial unit with brick and clad elevations, set within a fenced secure compound. Internally the warehouse area benefits from concrete flooring and LED high bay lighting. A roller shutter door provides access which extends to 4.2m wide by 4.2m high. The eaves height is 5m minimum rising to 7m at the apex. The unit also contains a small office, amenity block and W.C.

Externally, there is a shared tarmac service yard area and space for staff parking.

Services

The property benefits from electricity and water supplies. Both are sub-metered and will be recharged according to usage by the landlord.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Total GIA	15,645	1,453.42

Terms

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

Rent

£75,000 Per Annum

EPC

Please contact Naylors Gavin Black.

Rateable Value

Please contact the relevant local authority.

Legal Costs

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

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.

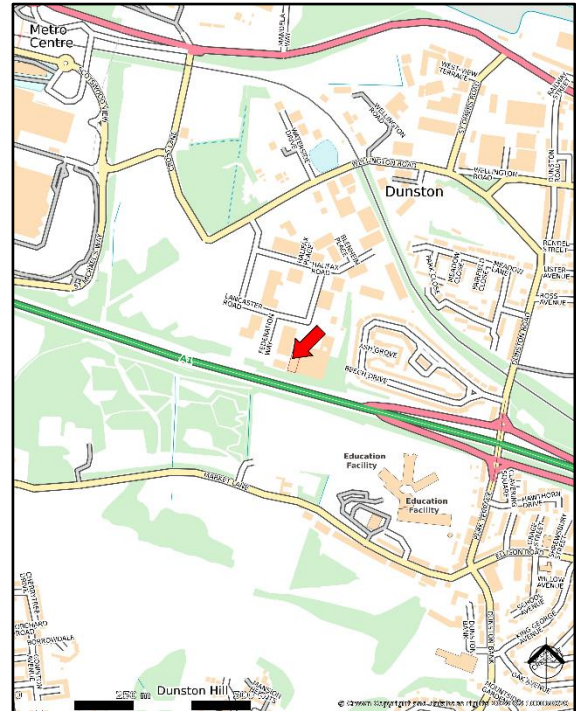
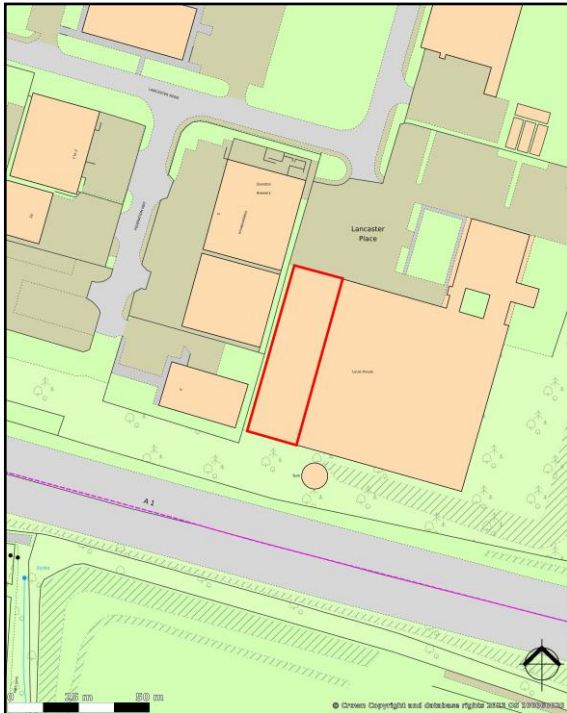
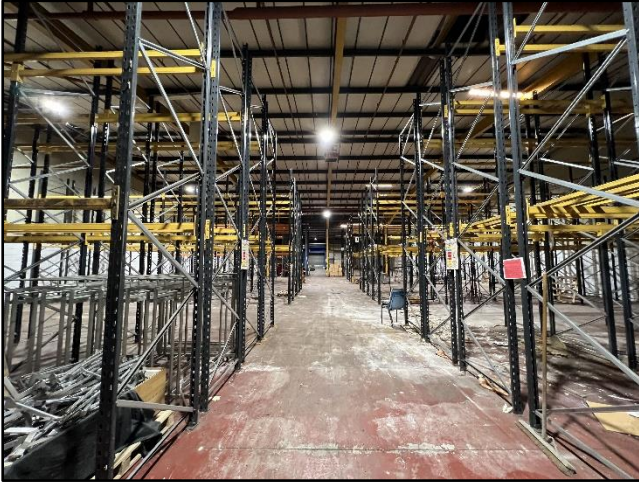
Code of Practice

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.



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