

TO LET

Unit 4 Metro Riverside,
Delta Bank Road, Dunston, NE11 9DJ



Detached Modern Industrial Unit 2,740m² (29,496 ft²)

- To be refurbished
- Detached industrial unit with dedicated parking and service yard
- Excellent location close to the city centre
- Easy access to the A1

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RICS



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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 detached industrial unit of steel portal frame construction with profiled insulated sheet cladding to the elevations and roof, with the roof also incorporating circa 10% translucent roof panels. Internally the warehouse space has concrete flooring, three ceiling mounted gas blower heaters and high bay fluorescent lighting. 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 4.39m (wide) x 6.08m (high). To the western and southern elevation is a ground and first floor office and amenity block, including a glazed entrance lobby extending over ground and first floor. The office space is carpeted with a mix of recessed LED and fluorescent tube lighting and double-glazed windows. There is kitchenette / mess space along with male and female W.Cs on ground and first floor levels.

Externally the property benefits from ample allocated parking to the western elevation with approximately 46 spaces. To the rear is an enclosed dedicated service yard.

Accommodation

The property comprises the following Gross Internal Area:

| | M ² | Ft ² |
|-------------------------------|-----------------|-----------------|
| Warehouse | 1,622.58 | 17,465 |
| Ground Floor Office & Amenity | 569.57 | 6,131 |
| First Floor Office & Amenity | 548.14 | 5,900 |
| Total | 2,740.29 | 29,496 |

Quoting Rent

£184,350 per annum exclusive, the unit being available by way of a new FRI lease for a term of years to be agreed.

EPC

The current EPC rating is C (54).

Rateable Value

The current Rateable Value (April 2023 List) is £115,000. The property is described as 'Factory and Premises'.

Legal Costs

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

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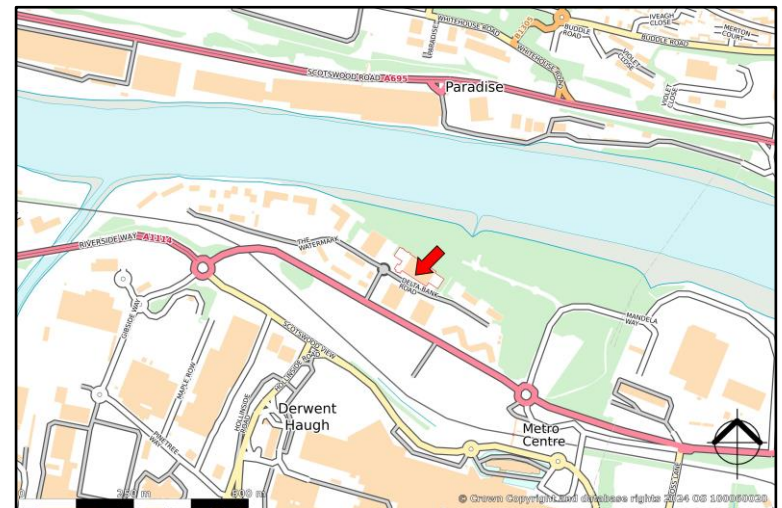
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Code of Practice

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 Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

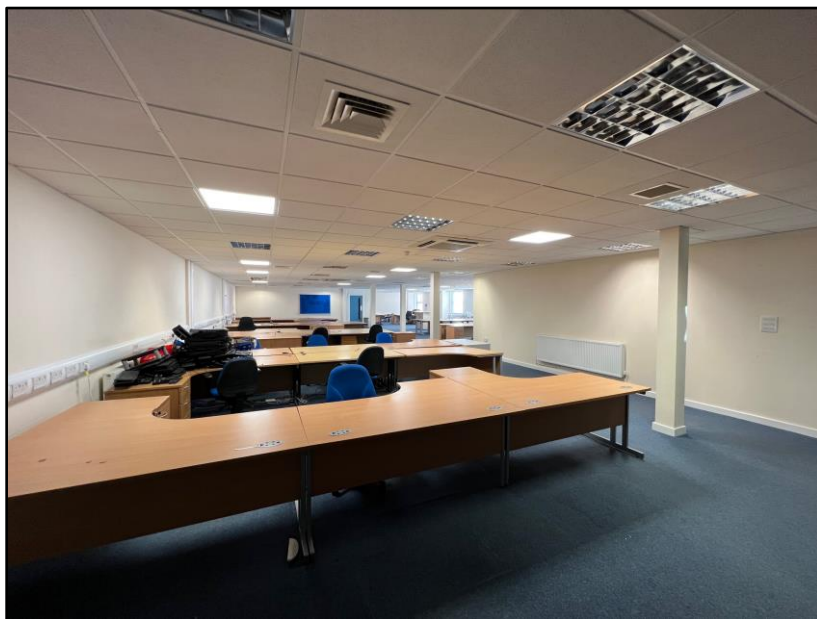
VAT

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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