

TO LET

Unit 5, Noble Street Industrial Estate,
Newcastle upon Tyne, NE4 7PD



Industrial Unit

198.21 Sq Ft (18.41 Sq M)

- Excellent location close to the city centre
- Newly refurbished
- Office space and parking

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Location

The subject property is located on Noble Street Industrial Estate approximately 0.5 miles to the West of Newcastle City Centre, just off the Scotswood Road, one of the main arterial routes into the City Centre. Access to the national motorway network is via the A1 Western Bypass approximately 2 miles to the East.

The property is located within close proximity to Newcastle Business Park and the Metro Radio Arena. Local occupiers include GSF Car Parts, BSS, Howden Joinery and Audi.

Description

The property comprises a terraced industrial unit of steel portal frame construction under a dual pitched roof which benefit from mains.

Internally the unit benefits from strip fluorescent lighting and gas fired blower heating systems. The property has a minimum eaves height of 3.68m rising to 5.70m at the apex with loading access by way of roller shutter door measuring 3m x 3m.

Services

We understand the property has mains services none of which have been tested or warranted.

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
Unit 5	2,141	198.9
Total	2,141	198.9

Terms

The units are available by way of new full repairing and insuring leases on a term of years to be agreed.

Rent

£18,200 Per annum.

Service Charge

A service charge will be payable for the maintenance and upkeep of common areas and facilities.

EPC

On application.

Rateable Value

The Rateable Value is £12,500 for Noble Street. These were assessed in April 2023.

Legal Costs

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

VAT

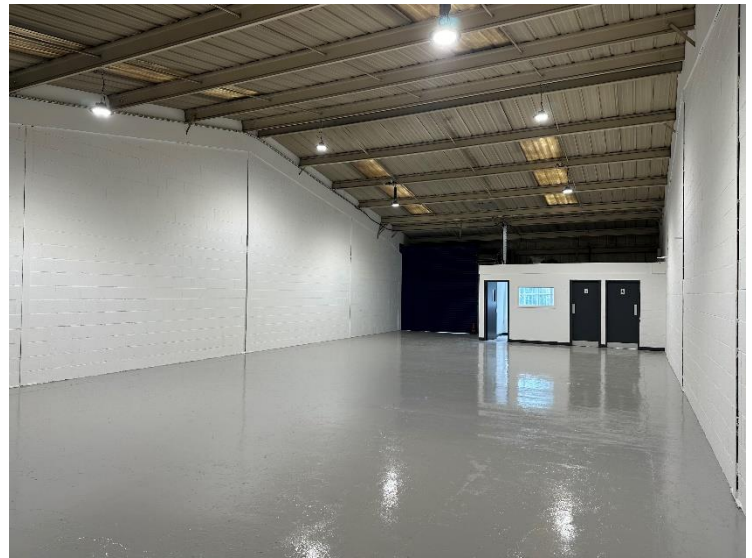
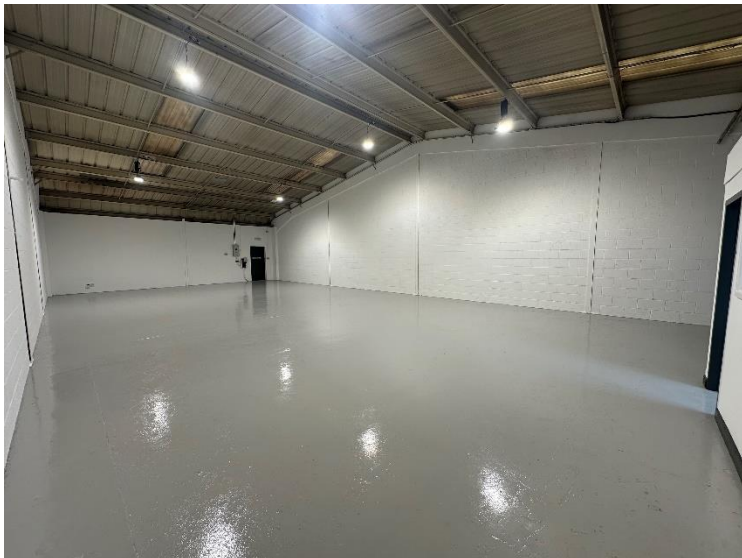
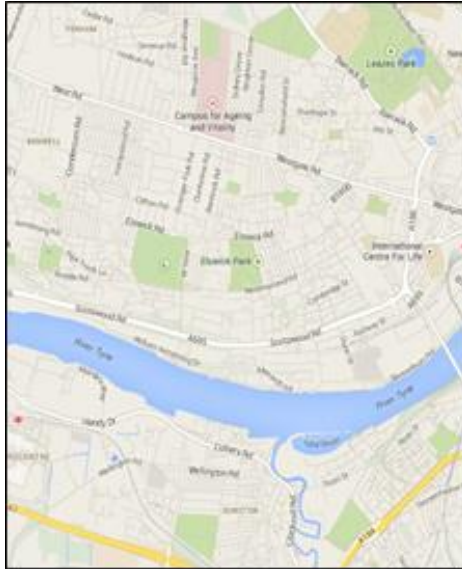
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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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