



## Modern Industrial Unit 3,687 ft<sup>2</sup> (342.56 m<sup>2</sup>)

- Modern Industrial Unit.
- Well Connected Industrial Estate.
- Easy Access to the City Centre.
- Close to the A1 Western Bypass.

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## TO LET

Unit 3B Whitehouse Road, Newcastle  
 NE15 6LN

### Location

Whitehouse Road Industrial Estate is situated approximately 3 miles directly west of Newcastle City Centre. The estate is accessed from the A695 Scotswood Road which is one of the main arterial routes into Newcastle City Centre and provides access to the A1 Western Bypass.

### Description

Unit 3B is a semi-detached unit of steel portal frame construction with brick/block work to dado height with insulated profile sheeting above. The roof is insulated sheet incorporating roof lights. Internally the unit benefits from a concrete floor throughout with minimum eaves height of 4.8m to the haunch, rising to a maximum of 6.88m to the apex, with gas blower heaters to the warehouse, 3 phase electricity and strip LED lighting.

There is also a ground and first floor office block which includes double glazing, male and female WC facilities, kitchenette, LED lighting and heating via gas central heating. An electric roller shutter door provides external access to the warehouse area measuring 3.49m (Wide) x 4.49m (High). Externally ample staff and customer parking is located to the front of the unit.

### Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Warehouse</b>	229.28	2,468
<b>Ground Floor Offices</b>	59.12	636
<b>First Floor Offices</b>	44.17	583
<b>Total</b>	<b>332.57</b>	<b>3,687</b>

### Terms

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

The unit is available at a rent of £27,700 per annum exclusive.

### Service Charge

The current service charge for the unit is £3,700 per annum.

### Rating

Rateable Value: £17,500 (April 2023 Value) The unit is described as Factory and Premises.

### EPC

The Energy Performance rating is Band D (76).

### 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 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.

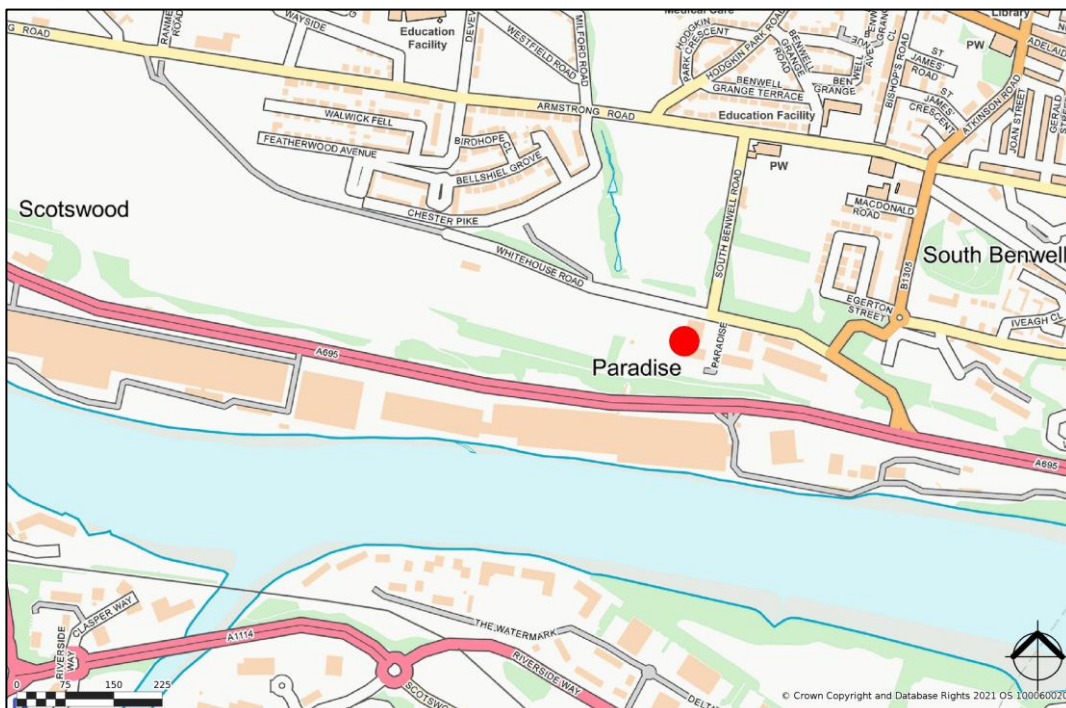
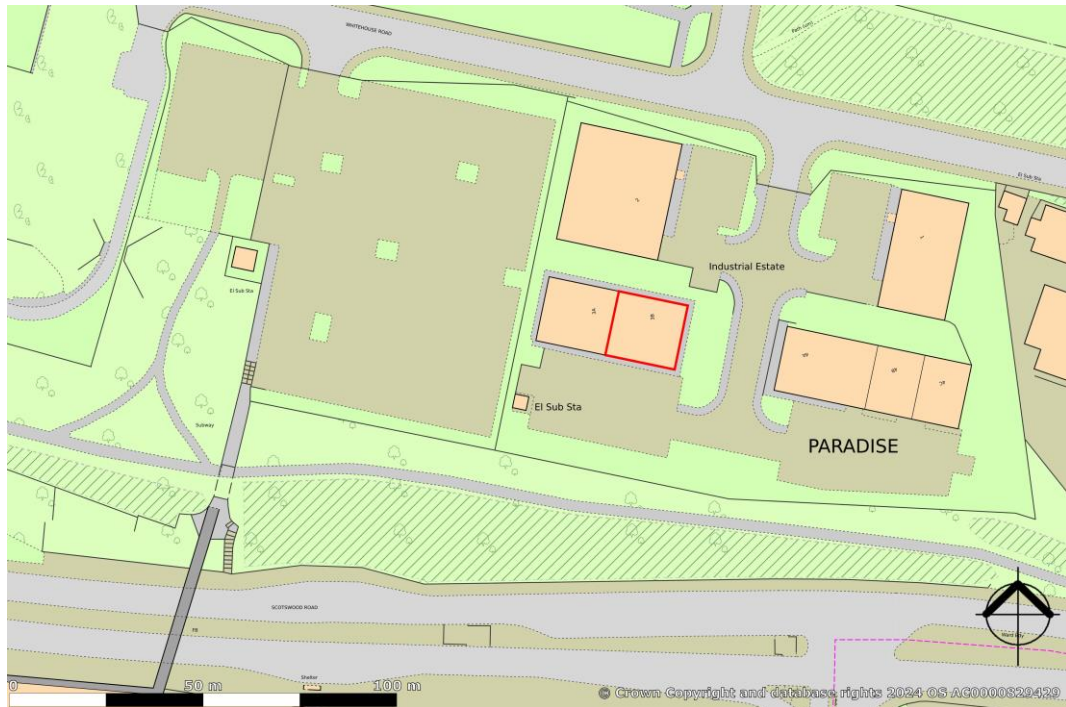


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## Location Plans



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