



## Warehouse/Office with Extensive Secure Yard

- Rarely available
- Extensive secure site with concrete yard, warehouse and office space
- Close to Newcastle City Centre
- Good access to arterial road network

For further information please contact:

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### Location

The property is located just off Water Street which in turn links to the A695 Scotswood Road, the main route from the West into Newcastle City Centre. The area enjoys good links to the city centre and also has good access to the A1 North and South bound, providing access to the wider North East conurbation.

The immediate area surrounding the property is a mix of industrial and office uses along with retail warehousing.

### Description

The property is a self-contained site which comprises a warehouse with office space with extensive concrete yard.

The warehouse is part brick and clad elevations of steel portal frame construction under a pitched asbestos clad roof.

The warehouse has LED lighting, gas blower heaters, staff amenities and provides an eaves height of approximately 3m. There are a number of electric roller shutter doors.

Fronting the site is an office block with double glazed windows, LED lighting with a mix of open plan offices and meeting rooms together with amenity and WCs.

Externally, there are a number of car parking spaces fronting the offices whilst there is an extensive concrete yard fully secured by a palisade fence.

The overall site extends to approximately 2.17 acres.

An additional yard area of 1 acre adjacent to the site could be available separately or combined.

### Services

We understand the property benefits from mains water, electricity and gas supplies. Any interested parties are invited to make their own enquiries in this respect.

### Accommodation

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

	<b>SQFT</b>	<b>SQM</b>
Warehouse	17,775	1,651.3
Offices	5,754	534.55
<b>Total</b>	<b>23,529</b>	<b>(2,185.85)</b>
Total Site Area	2.17 acres	1.01 ha

An additional 1 acre yard adjacent to the site could be available by separate negotiation.

### Terms

The property is available by way of a new FRI lease on terms to be agreed.

### Rent

£160,000 Per Annum.

### EPC

Please contact the agents for further information.

### Rateable Value

The property forms part of a larger site in the VOA listing and will require to be separately assessed. Please contact the agents to discuss.

### 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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.





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