

ASSIGN OR SUB-LET

Unit 1, Sands Industrial Estate, Swalwell,
Newcastle, NE16 3DJ



Industrial/Warehouse Unit

3,841² (357m²)

- Rarely Available
- Well-connected location
- Recently Refurbished

For further information please contact:

Tobi Morrison

E: tobi.morrison@naylorsgavinblack.co.uk

DD: 07734 229958

Second Floor

One Strawberry Place

Newcastle upon Tyne

NE1 4BX

Tel: +44 (0)191 232 7030

Naylorsgavinblack.co.uk



RICS



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Location

Logos Unlimited is located on the well-established Sands Industrial Estate, just 0.4 miles from the A1(M), offering excellent road connectivity. The site is 5.8 miles east of Newcastle upon Tyne and 15 miles northwest of Sunderland, providing easy access to key industrial, commercial, and port areas. Its strategic position supports efficient links to regional and national markets, making Unit 1 ideal for businesses focused on logistics and distribution.

Description

The property is of brickwork construction with steel clad elevations. The unit itself is split by a mezzanine which runs the whole length of the property, providing additional storage space. Internally, the unit benefits from LED lighting upstairs and downstairs, with toilets being located on both floors. Access to the unit is via a pedestrian access door and a manual roller shutter which measures 3.2m wide by 4.2m high.

Accommodation

The property comprises the following Gross Internal Areas:

	M ²	Ft ²
Ground Floor	178	1,915
Mezzanine	179	1,926
Total	357	3,841

Terms

The units are available to let on a full repairing and insuring lease for a term of years to be agreed.

Rent

The rent for the unit:

	RENT
Unit 1	On Application

Utilities

We understand the units are connected to mains services however we would recommend interested parties to make their own enquiries in this regard.

Rateable Value

The VOA indicates that the properties have a rateable value (from April 2023) as follows:

	RV
Unit 1	£9,600

EPC

The current rating is tbc.

Legal Costs

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

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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 Institution of Chartered Surveyors, 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.



