

TO LET

Unit 1, Chillingham Industrial Estate,
Heaton, Newcastle Upon Tyne,
Tyne And Wear, NE6 2XX



Industrial/Warehouse Unit

2,533 Sq Ft (235.32 Sq M)

- Estate parking
- Well connected location
- Recently refurbished

For further information please contact:

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Heaton, Newcastle Upon Tyne, Tyne And

Location

Chillingham Industrial Estate is located off Back Chapman Street, east of Shields Road and immediately south of Chillingham Road Metro Station. The estate benefits from good transportation links with immediate access to the A193 arterial route, providing access to the Coast Road to the north. The site sits just west of Walkergate and south of Heaton. Chillingham Industrial Estate comprises units housing both manufacturing and retail occupiers, with one of Newcastle's largest retail parks Newcastle Shopping Park adjacent to the estate.

Description

The estate comprises terraced industrial units of steel portal frame construction. The external elevations are of both brick and profile cladding construction under a pitched roof. All units benefit from W/C facilities and a roller shutter door to the front elevation. Each property benefits from assigned car parking spaces to the front. Currently, Unit 1 is the only vacancy on the estate. No motor trade.

Services

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

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 1	2,533	235.32

Terms

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

Rent

£19,000 Per Annum

EPC

The current rating is D 80.

Rateable Value

The VOA indicates that the property has a rateable value (from April 2023) of £13,250.

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 Naylors 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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