

TO LET

Unit 2A, Delta Bank Road, Metro Riverside,
Dunston, Gateshead, NE11 9DJ



Industrial/Trade Counter Unit

10,496 Sq Ft (975.08 Sq M)

- Available immediately
- Busy commercial location
- Modern unit with additional offices
- Parking and service yard
- Easy access to A1

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Location

The property is located on Metro Riverside Park which is strategically placed in a prominent commercial location on the south bank of the River Tyne. The Park is adjacent to the Metrocentre mall and retail park which sees significant footfall throughout the year. The area is well connected being adjacent to junction 71 of the A1 giving access to Scotland to the north and eastern England to the south.

Description

The property is a semi-detached industrial / trade counter unit of steel portal frame construction with profile insulated sheet cladding to the elevation and roof with the roof also incorporating circa 10% translucent roof panels. Internally the warehouse space has concrete flooring and high bay LED lighting. Minimum clear eaves height is 6.1m to the haunch rising to 9m at the apex. To the rear of the warehouse space is an electrically operated surface level loading door measuring 4.4m wide by 6.4m high. To the front of the building is a ground and first floor office and amenity block. The office space is carpeted with recessed LED lighting along with double glazed windows. There is a ground and first floor kitchenette space along with male and female WCs accessed from the warehouse area. A further accessible WC is located in the ground floor lobby.

Externally, the property benefits from allocated parking to the front with approximately 14 parking spaces. To the rear is shared concrete service yard.

Accommodation

The property comprises the following Gross Internal Area:

	Sq Ft	Sq M
Ground Floor	9,390	872.33
First Floor	1,106	102.75
Total	10,496	975.08

Terms

The unit is available by way of a new FRI lease for a term of years to be agreed.

Rent

£78,720 Per Annum

EPC

The current rating is C 59.

Rateable Value

£52,500 (April 2023 value).

Legal Costs

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

VAT

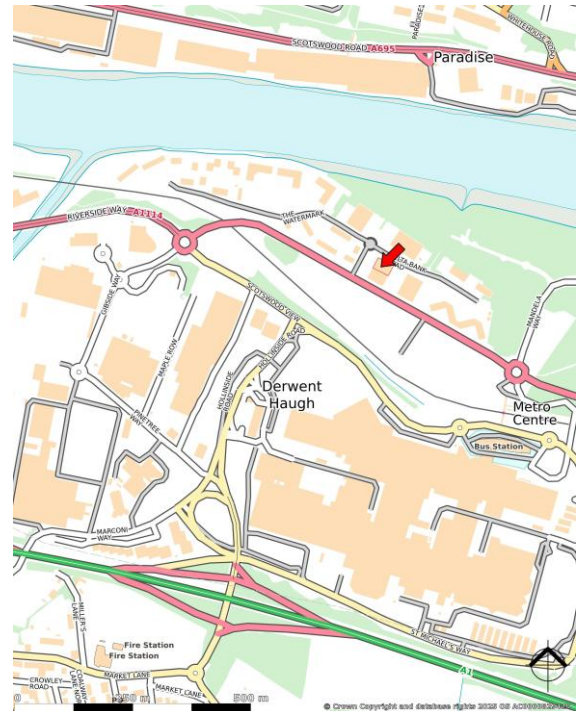
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers

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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