



## Industrial Unit To Let:

2,465 Sq. Ft. (223.4 Sq. M.)

- Rarely Available
- Estate Parking
- Refurbished Office Space
- Well located close to the A1.

For further information please contact:

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## TO LET

Former North East Solar, Unit 6, Whickham Bank,  
Swalwell, Newcastle Upon Tyne, NE16 3BP

### Location

Whickham Bank is located just off Hexham Road B6317 which in turn provides easy access to the A1 north and south bound. The Metro Centre is also close by to the north with the nearest rail link being Blaydon Train Station.

### Description

The unit is situated on a secured, pallisaed fenced, industrial estate known as Metroplotan Industrial Estate. The unit itself comprises a flat roof brick built warehouse including male and female WC's, kitchenette and cellular office space. The units also benefits from three phase electricity, a minimum eaves height of 3.5m and an office space expanding to 700 sq.ft, with electrically operated roller shutter door.

### 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:

Description	Sq Ft	Sq M
Warehouse	2,465	229

### Terms

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

### Rent

Quoting £17,875 Per Annum Exclusive.

### EPC

Please contact Naylors Gavin Black.

### Rateable Value

Please contact the relevant Local Authority.

### Service Charge

The unit is subject to an annual service charge, with the current 2025/2026 premium being £3,354.36 per annum.

### 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.

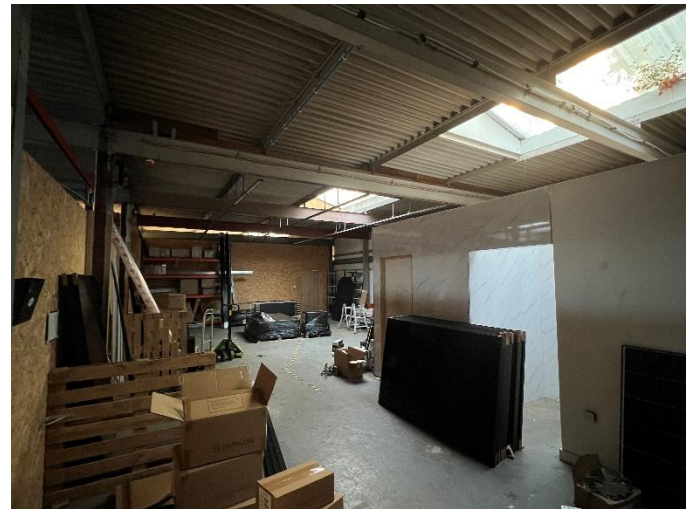
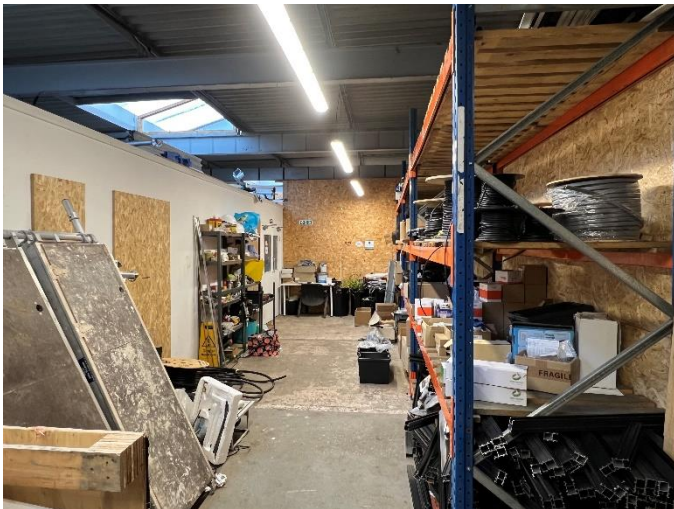
### Anti-Money Laundering

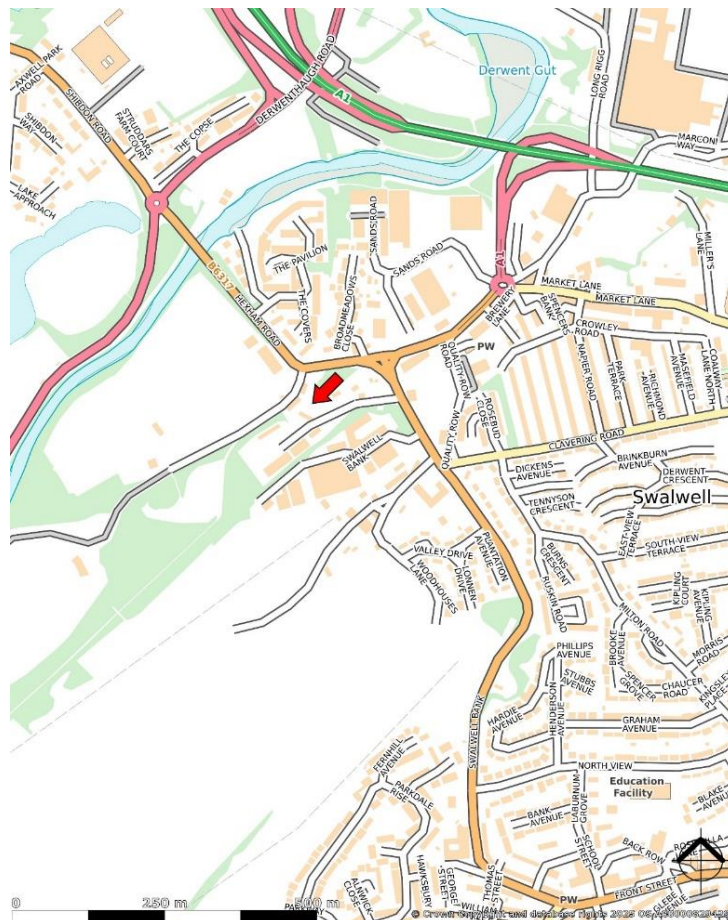
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### 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.







NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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