



Industrial Unit To Let:

1,300 Sq. Ft. (120.77 Sq. M.)

- Rarely Available
- Estate Parking
- Secured site
- Well located close to the A1.

For further information please contact:

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TO LET

Metropolitan Industrial Estate, 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, palisade fenced, industrial estate known as Metropolitan Industrial Estate. The unit itself comprises an apex roof with steal clad elevations, including a WC and cellular office space. The unit also benefits from three phase electricity, a generous eaves height and an office space, with electrically operated roller shutter door.

Accommodation

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

Description	Sq Ft	Sq M
Warehouse	1,300	120.77

Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to site availability (TBC).

Rent

Quoting £12,350 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 TBC 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.

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TO LET

Unit 10, Metropolitan Industrial Estate,
Whickham Bank, Swalwell, Newcastle Upon Tyne,
NE16 3BP.



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