

TO LET

Unit 11, Noble Street Industrial Estate,
Newcastle upon Tyne NE4 7PD



Industrial Unit To Let

2,141 ft²

- Excellent location close to the city centre
- Newly refurbished
- Parking Available

For further information please contact:

Tobi Morrison
E: tobi.morrison@naylorsgavinblack.co.uk
DD: 07734 229958

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: +44 (0)191 211 1564

2nd Floor
One Strawberry Lane
Newcastle Upon Tyne
NE1 4BX

Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

Location

The subject property is located on Noble Street Industrial Estate approximately 0.5 miles to the West of Newcastle City Centre, just off the Scotswood Road, one of the main arterial routes into the City Centre. Access to the national motorway network is via the A1 Western Bypass approximately 2 miles to the East.

The property is located within close proximity to Newcastle Business Park and the Utilita Arena. Local occupiers include GSF Car Parts, BSS, Howden Joinery and Audi.

Description

The property comprises a terraced industrial units of steel portal frame construction under a dual pitched roof which benefit from mains supplies of gas, electricity, water and drainage.

Internally the unit benefits from strip fluorescent lighting and gas fired blower heating systems. The properties have a minimum eaves height of 3.68m rising to 5.70m at the apex with loading access by way of roller shutter door measuring 3m x 3m.

Accommodation

The unit comprises the following net internal areas:

Unit	ft ²	m ²
Unit 11	2,141	198.21
Total	2,141	198.21

Services

We understand the property has mains services connected, including 3 phase electricity, none of which have been tested or warranted.

Terms

The units are available by way of new full repairing and insuring leases on a term of years to be agreed. The property will be available from July.

Rent

Individual Unit £18,750 per annum exclusive.

Service Charge

A service charge will be payable for the maintenance and upkeep of common areas and facilities.

Rateable Value

The Rateable Value is £12,500 for Noble Street. These were assessed in April 2023.

EPC

C(66).

Legal Costs

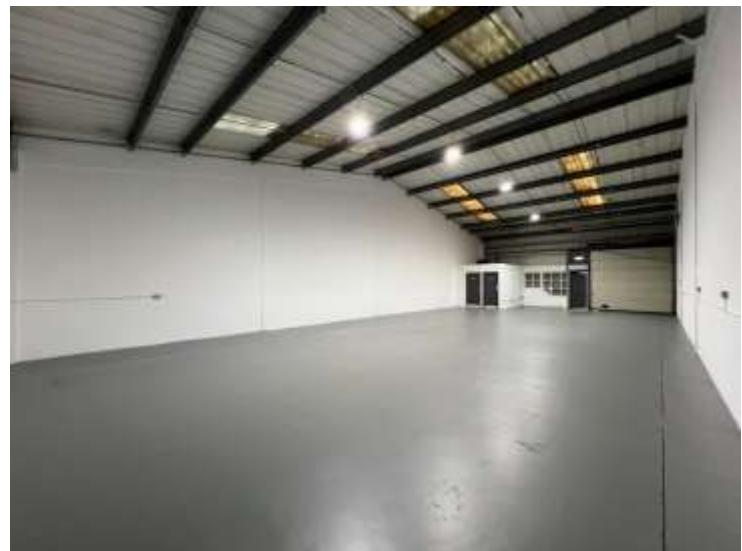
Each party to be responsible for their own legal costs incurred in this transaction.

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 Institute of Chartered Surveyors, 12 Great George Street, 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



TO LET

Unit 11, Noble Street Industrial Estate,
Newcastle upon Tyne NE4 7PD

