

TO LET

Unit 2, Whitehouse Industrial Estate,
Whitehouse Road, Newcastle Upon Tyne,
Tyne And Wear, NE15 6LN



Industrial Unit

11,215 Sq Ft (1,041.87 Sq M)

- Available Q3 2026
- Detached industrial warehouse with offices
- External parking and loading
- Excellent location close to Newcastle City Centre

For further information please contact:

Duncan Christie
E: duncan@naylorsgavinblack.co.uk
DD: 07841764765

Tobi Morrison
E: tobi.morrison@naylorsgavinblack.co.uk
DD: 07734229958

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

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Location

Whitehouse Road Industrial Estate is situated approximately 3 miles directly west of Newcastle City Centre. The estate is accessed from the A695 Scotswood Road which is one of the main arterial routes into Newcastle City Centre and provides access to the A1 Western Bypass. The estate provides modern industrial accommodation and remains popular due to its proximity to the city centre.

Description

Unit 2 is a detached unit of steel portal frame construction with brick/block work to dado height with insulated profile sheeting above. The roof is insulated profile sheeting incorporating circa 10% roof lights. Internally the warehouse specification includes concrete flooring throughout with internal clear eaves height of 4.72m rising to a maximum of 7.83m at the apex. Lighting is via a mix of high bay and strip LED lighting and one gas blower heater is located adjacent to the roller shutter door. The electrically operated roller shutter door measures 4m wide x 4.48m high. There is a further steel mezzanine providing first floor storage accessed from a metal staircase within the warehouse. There is a two storey office block to the front elevation of the property which includes WC facilities and a tea point. Lighting is by way of LED fixtures and the offices are heated throughout by gas central heating with a boiler being located in the warehouse. Externally the property has a block paved loading apron and car park with circa 19 car parking spaces.

Services

We understand the unit is connected to mains supplies of gas, electricity and water. Interested parties should make their own enquiries in this respect.

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
Warehouse	7,627	708.55
Ground Floor Offices	780	72.46
First Floor Offices	780	72.46
Mezzanine	2,028	188.4
Total	11,215	1,041.87

Terms

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

Rent

£72,285 Per Annum

EPC

The unit has a current rating of B42.

Rateable Value

The unit's rateable value (April 2026) is £50,500.

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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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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 tenant(s).



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