



**FOR SALE**

**Modern Industrial/Warehouse Premises with Yard**

**Unit 1 Garwood Street, South Shields NE33 5AG**

  
**Naylors**  
Commercial Property People

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## Location

The property is located in the heart of South Shields on Garwood Street which adjoins Reed Street/Smith Street. Smith Street leads into Temple Town adjacent to the Port of Tyne's Tyne Dock Estate providing immediate access to Newcastle Road (A194).

Road links are therefore excellent as the A194 leads directly to the A1 and A19 both north and south. The property is also close to Chichester Tyne and Wear Metro Station and Rekendyke Industrial Estate.

## Description

The property comprises a semi-detached warehouse of steel portal frame construction with insulated clad walls and roof incorporating intermittent roof lights. The premises has two storey offices, including male/female and disabled WCs together with shower, running down one side of the property which are well fitted to include carpets throughout, suspended ceilings with CAT 2 lighting, gas central heating with toilet and shower facilities.

The warehouse provides sodium lighting, an eaves height of 5.4m and an electric roller shutter door which opens out onto an enclosed fenced yard with car parking

## Accommodation Schedule

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and provides the following gross internal areas:

Ground Floor	585 m <sup>2</sup>	(6,296 ft <sup>2</sup> )
First Floor	174 m <sup>2</sup>	(1,873 ft <sup>2</sup> )
Total	759 m <sup>2</sup>	(8,169 ft <sup>2</sup> )

## Tenure

Freehold

## Price

£440,000 exclusive

## Services

We understand all mains services are connected to the premises, none of which have been tested or warranted.

## Rating Assessment

The Valuation Office Agency website describes the property as 'Warehouse and Premises'.

Rateable Value (2017 List): £36,000

## Legal Costs

Both parties will be responsible for their own legal costs in respect of any transaction.

## VAT

All figures quoted are exclusive of VAT where chargeable.

## EPC

To be confirmed.

## Further Information

For general enquiries and viewing arrangements please contact Keith Stewart on 0191 2327030 or email:

[keithstewart@naylor.co.uk](mailto:keithstewart@naylor.co.uk)

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