



Industrial / Warehouse Unit

1845.6 sq m (9,145 sq ft)

Property Highlights

- Modern detached industrial unit incorporating two storey offices
- Located adjacent to the Offshore Technology Park 3 miles east of Newcastle city centre
- Secure fenced yard and 10 car parking spaces
- Nearby occupiers including Royston, GE Oil & Gas and New Arc Limited

For more information, please contact:

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Location

Wincomblee Road is located on the Walker Riverside Estate approximately 3 miles east of Newcastle city centre and less than one mile from the A186 Walker Road.

The A19 trunk road is located 5 miles to the east, with the A1(M) 4 miles to the south west of the estate.

Description

The unit is detached and of steel portal frame construction with brick and profile metal cladding elevations under a profile metal clad pitched roof.

Offices are provided over two floors to the front of the property, with specification including suspended ceilings with recessed lighting, carpet tiles, double glazing and heating via gas central heating fed radiators.

The warehouse area benefits from high bay lighting, three Powermatic wall mounted gas blow heaters, 3 phase electricity and one electrically operated up and over sectional door, 4.8m high x 3.6m wide. Minimum eaves height to the haunch is 5m with the maximum at the apex being 7m.

Externally along the south eastern elevation there is a securely fenced concrete yard and to the front there is parking for 10 cars.

Accommodation

The premises provide the following gross internal areas:

	Sq M	Sq Ft
Warehouse	623.7	6,713
Ground Floor Offices / Amenities	127.2	1,369
First Floor Offices	98.7	1,062
Total	849.6	9,145

Terms

The unit is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed at an asking rent of £49,850 per annum exclusive.

Business Rates

The premises have the following rateable value. Interested parties are advised to contact the Local Authority for further information and to confirm the rates payable.

Description	Rateable Value (2010 list)	Estimated Business Rates Payable 2017/18
Unit 2	£49,515	£23,718

Energy Performance Certificate

The unit has an EPC rating of D (85). Full details are available on request.

Legal Costs

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

VAT

All prices, premiums and rents etc., are quoted exclusive of VAT.



