

# To Let

Derwenthaugh Industrial Estate,  
Derwenthaugh Road, Swalwell, NE16 3BQ



## Offices, Workshops and Yards

Workshops from 204 m<sup>2</sup> (2,194 sq.ft) to 964 m<sup>2</sup> (10,376 sq.ft)

Yards from 1,008 m<sup>2</sup> (0.27 acre) to 4,733 m<sup>2</sup> (1.17 acre)

- Strategically located estate adjacent to A1 Western Bypass
- Rare opportunity to lease workshops with secure external hardstanding
- Detached office building with extensive car parking 582 m<sup>2</sup> (6267 sq.ft) (divisible)
- Security controlled estate
- Units / compounds available by way of new leases
- Unit rents from £16,000 pa and compounds from £5,000 per annum

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## SITUATION

The Derwenthaugh Industrial Estate is strategically located immediately adjacent to the A1 Western Bypass approximately 4 miles to the west of Newcastle City Centre and Gateshead town centre and within only ½ mile of the MetroCentre.

Please refer to the attached plan and map for further directions.

## DESCRIPTION

This small estate offers a range of different styles and sizes of building comprising traditional office and workshop / storage space with the additional benefit of adjoining secure compounds.

There are in addition a series of compounds available independently, each of which is or will be provided with security fencing, some flood lighting and sub metered supplies of water and electricity. Drainage connections will also be made available allowing portable office and welfare accommodation to be used.

### Office Block

The detached office building to the front of the estate provides fairly traditional accommodation within a single storey brick built block. Internally the office space is arranged in a series of private and general offices together with ladies and gents WCs and a canteen facility.

The space can be let either as a whole in its current arrangement or the landlord is prepared to consider sub dividing the building and providing more of a modern open plan arrangement.

Interested parties are recommended to discuss their requirements with the letting agents.

### Workshop Space

Workshop unit C comprises a detached steel framed building with an attached garage / loading bay.

Internally the unit has a clear height of 3.7m and concrete floors throughout. To the front of the workshop area is a single storey block providing office and welfare space.

Externally there are forecourt areas on either side of the workshop space providing vehicular access by way of four loading doors.

Block H is formed in three distinct areas which the landlord is intending to divide to provide self contained units with separate toilet and utility connections however the block can also be let as a whole or in a combination of units.

Units H1 and H2 comprise relatively modern portal framed buildings with an internal clear height to the main bay of 5.2m. Unit H1 contains the only office and welfare space currently providing a large general office with demountable space which is built into the workshop area and either can be retained or removed to meet the occupiers needs.

Unit H3 is an older brick built unit with an internal clear height of 4.9m. The unit has a small loading door to the western elevation, however the landlord intends to create a new vehicular access into the north gable leading directly off the yard.

Each unit is offered with an area of concrete hardstanding to the front / side which the landlord is intending to enclose with steel palisade fencing and double access gates.

### Yards

There are a series of secure yards available on the site which are more clearly identified on the attached site plan. Each is finished in either concrete or hardcore with security fencing and double access gates. The landlords will also provide connections of water and electricity to each compound and where possible a foul drainage connection.



## TERMS

The units and yards will be let by way of new leases on terms to be agreed at the rents set out on the attached schedule.

The Landlord operates a service charge on the estate which covers the cost of the repair and upkeep of the estate common parts and site security.

## VAT

All rents and prices quoted are subject to Value Added Tax (VAT) which will be charged at the prevailing rate.

## VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.



**Aerial View**



**Unit A - Offices**



**Unit H1 – H3 Workshops + Yards**



**Unit C - Workshop**

For further details please contact:

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**June 2018 – subject to contract**



Particulars & Images : June 2018

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# Availability, Rent, Rates & Energy Performance Information

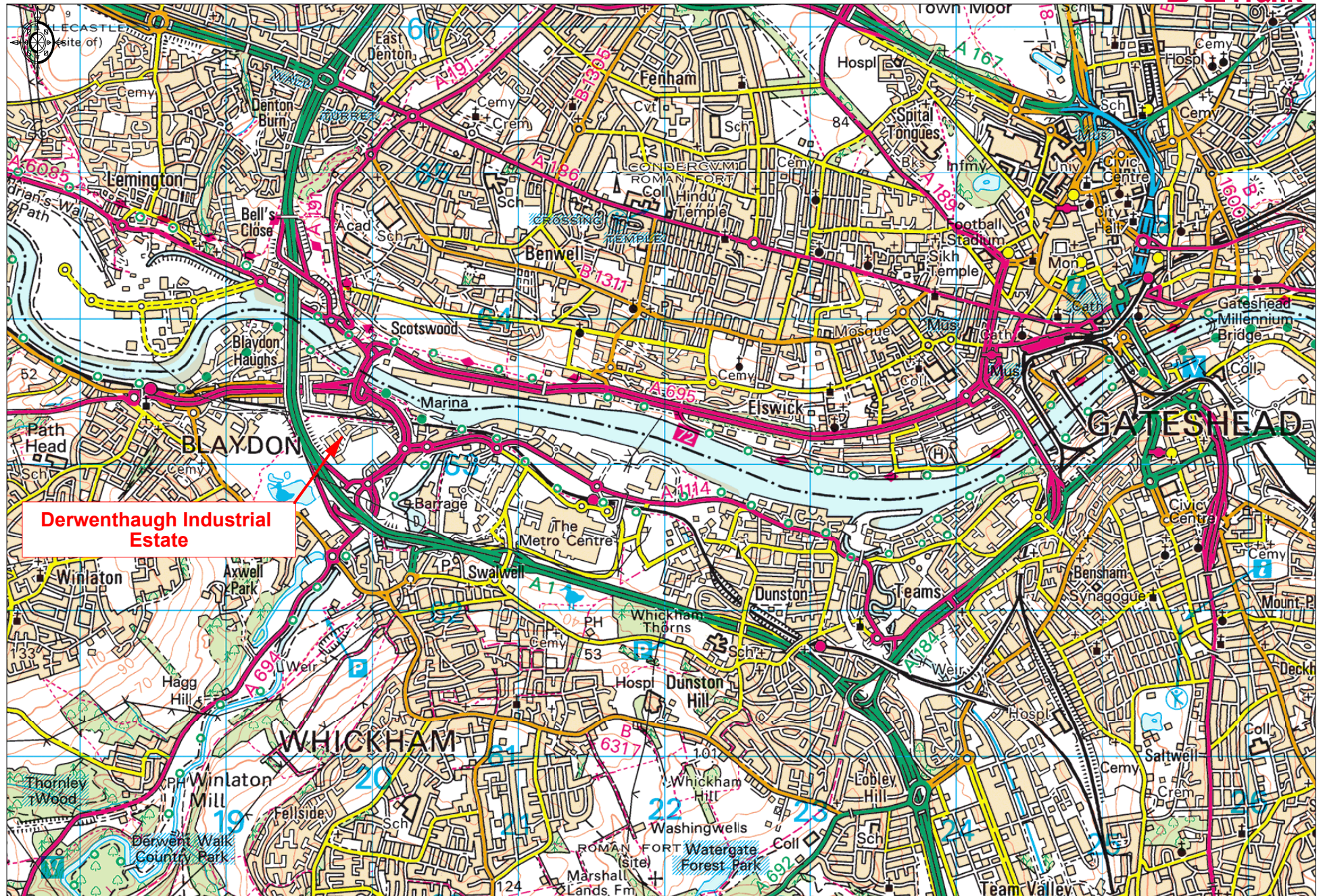
| Unit / Yard | Description           | M <sup>2</sup> | Sq ft<br>/acres | Rent pa | Rateable Value                                | EPC Asset Rating |
|-------------|-----------------------|----------------|-----------------|---------|---|------------------|
| Unit A      | Office Block          | 582            | 6,267           | £37,600 | £25,250                                       | E117             |
| Unit C      | Offices and WCs       | 161            | 1,733           | £28,000 | £20,850                                       | E102             |
|             | Factory Area          | 501            | 5389            |         |   | E112             |
|             | Loading bay/Garage    | <u>79</u>      | <u>855</u>      |         |   | G158             |
|             |                       | <u>741</u>     | <u>7,977</u>    |         |   |                  |
| Unit H1     | Workshop and Offices  | 456            | 4,910           | £25,000 | This unit will require<br>separate assessment | F131             |
|             | Concrete Hardstanding | 840            | 0.21 acre       |         |   |                  |
| Unit H2     | Workshop              | 204            | 2,194           | £16,000 | This unit will require<br>separate assessment | F131             |
|             | Concrete Hardstanding | 840            | 0.21 acre       |         |   |                  |
| Unit H3     | Workshop              | 304            | 3,272           | £21,000 | This unit will require<br>separate assessment | F131             |
|             | Concrete Hardstanding | 1,350          | 0.33 acre       |         |   |                  |
| Yard 2      | Hardstanding          | 696            | 0.17 acre       | £5,000  | This unit will require<br>separate assessment | N/A              |
| Yard 3      | Hardstanding          | 4,733          | 1.17 acre       | £24,000 | This unit will require<br>separate assessment | N/A              |
| Yard 6      | Hardstanding          | 3,530          | 0.87 acre       | £18,000 | This unit will require<br>separate assessment | N/A              |
| Yard 7      | Hardstanding          | 1,080          | 0.27 acre       | £7,500  | This unit will require<br>separate assessment | N/a              |
| Yard 8      | Concrete Hardstanding | 1,490          | 0.37 acre       | £11,000 | This unit will require<br>separate assessment | N/A              |

Block H currently has a single assessment for rating purposes including the external hardstanding of RV £34,250

The landlords are undertaking a range of improvements to the buildings in order to improve energy efficiency. As a result the EPC ratings will change and fresh EPCs will be obtained as necessary



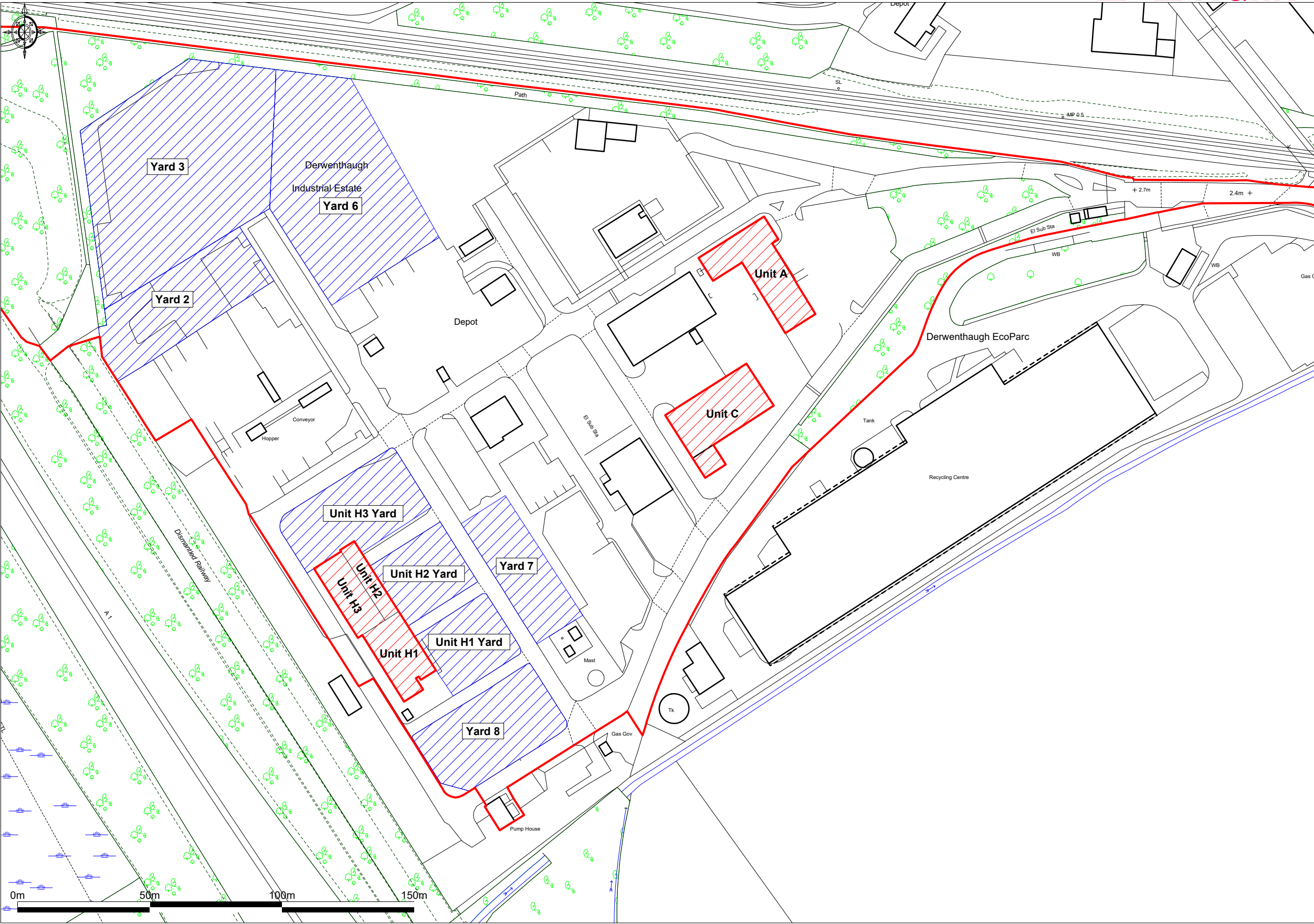
# Derwenthaugh Industrial Estate, Swalwell



**Derwenthaugh Industrial Estate**



Derwenthaugh Industrial Estate  
Swalwell  
Gateshead



Promap  
LANDMARK INFORMATION GROUP

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Derwenthaugh Industrial Estate - Plan

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.