

## To let

Saltmedows Road  
Trade Park  
Neilson Road  
Gateshead  
NE10 0EQ

January 2018



- High Quality Industrial Units
- Prominent position close to the A184
- Unit sizes from 376 sq m (4,046 sq ft) up to 1,226 sq m (13,187 sq ft)
- Adjacent to Gateshead International Athletics Stadium
- Minimum clear eaves height of 6m

## Location

Saltmeadows Trade Park lies within the East Gateshead Industrial Estate at the junction of Saltmeadows Road and Neilson Road. The development is adjacent to Gateshead International Stadium, and has excellent access to the A184 Felling By Pass.

The immediate surrounding area is largely industrial but includes a mixture of commercial uses such as an Asda store, drive thru restaurant and petrol filling station.

## Description

Saltmeadows Trade Park comprises 11 high quality industrial/trade park units arranged around a shared yard area. Larger sizes can be created through a combination of units to provide up to 1,226 sq m (13,187 sq ft).

The units are built to a high specification and incorporate the following:

- Attractive glazed pedestrian entrances
- Profile coated galvanised steel cladding
- Minimum clear heights 6m (20 ft.)
- Male / Female WCs
- Designated car parking
- All mains services

## Accommodation

The accommodation briefly comprises of the following approximate areas:

Unit	sq m	sq ft	Rent (pa)	Availability
1	331	3,558	-	LET
2	331	3,565	-	LET
3	372	3,999	-	LET
4	370	3,999	-	LET
5	376	4,046	£24,280	Jan 2018
6	458	4,931	£29,590	Jan 2018
7	392	4,214	£25,290	Jan 2018
8	213	2,291	-	LET
9	198	2,135	-	LET
10	183	1,973	£12,825	Dec 2017
11	161	1,729	-	LET

## Tenure

The units are offered to let by way of new fully repairing and insuring leases for a term of years to be agreed.

## Rateable Value

We recommend that all interested parties should make their own enquiries regarding the rateable values applicable to this property.

## EPC

The property has an Energy Performance Rating of the following

Unit 5 E(115)

Unit 6 E(118)

Unit 7 E(117)

Unit 10 E(117)

## VAT

All rents and figures quoted above are exclusive of VAT where chargeable.

For further information please contact:

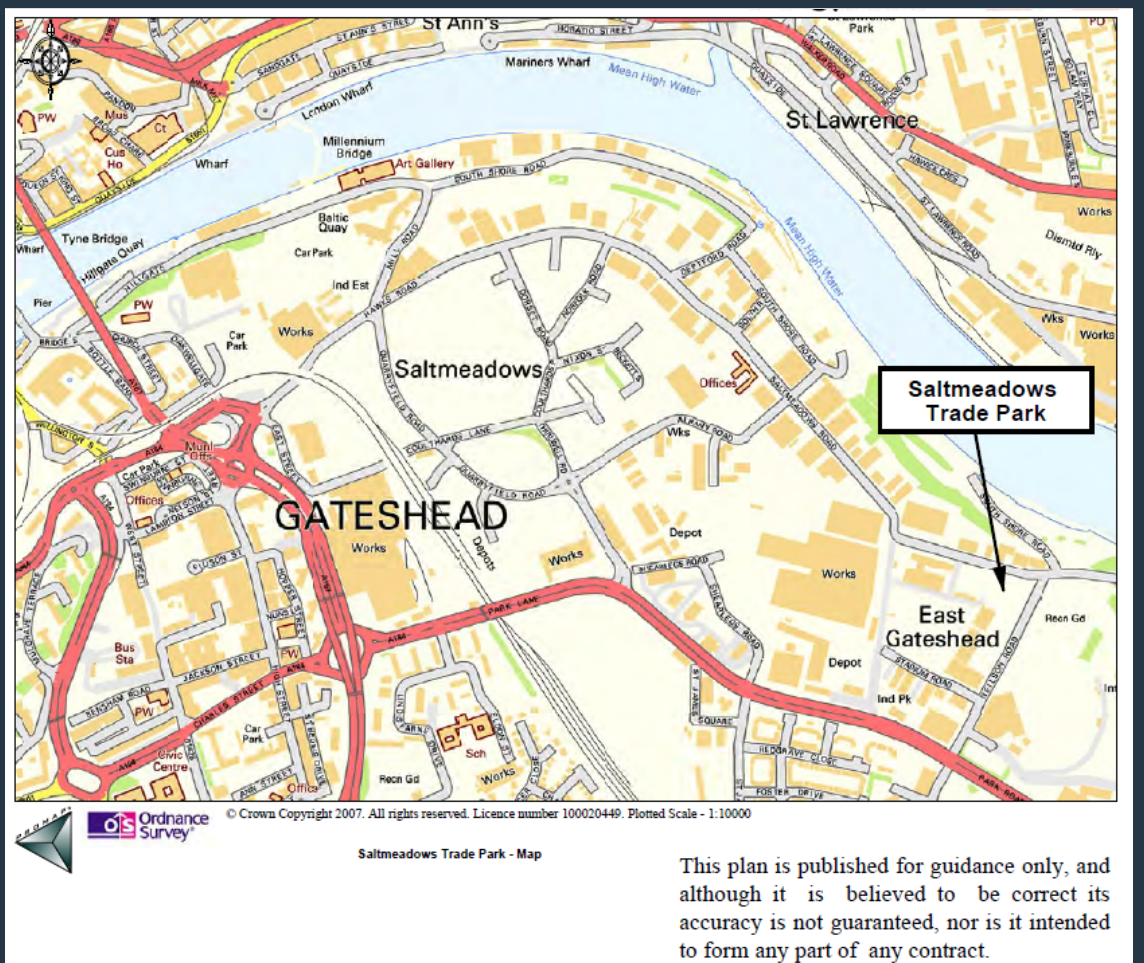
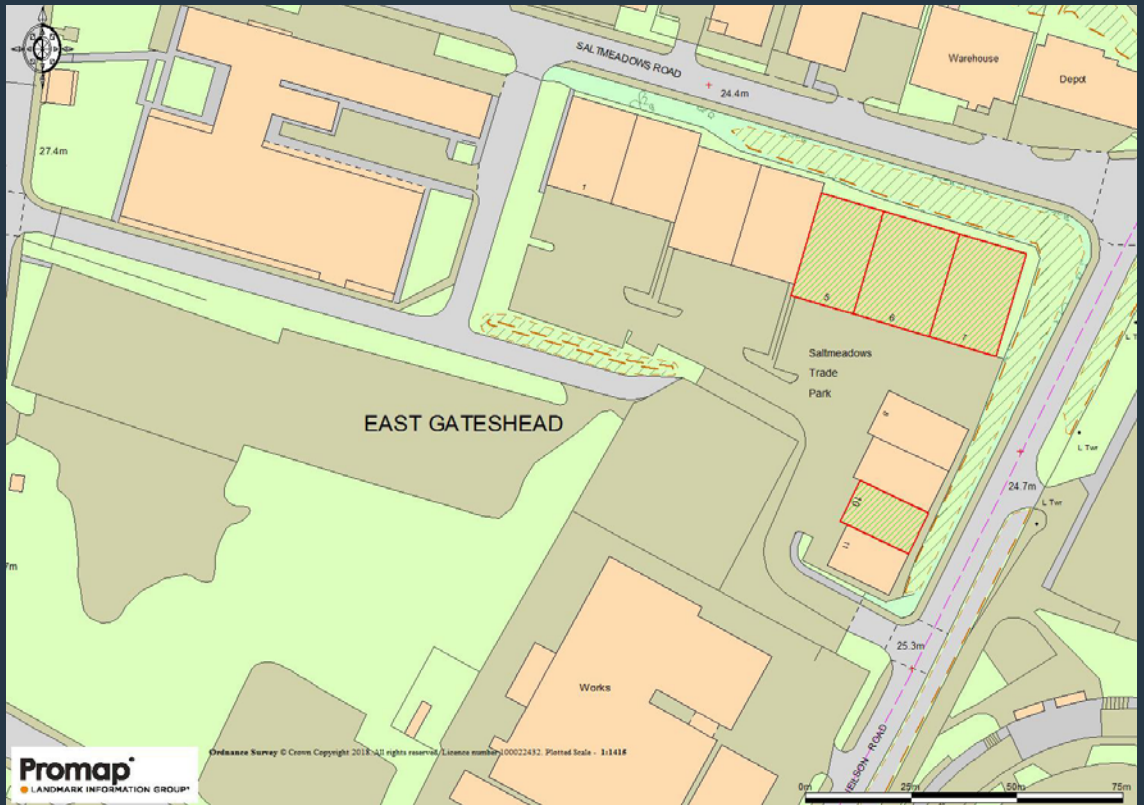
**Danny Cramman**

0191 269 0068

danny.cramman@gva.co.uk

**Property ref**

gva.co.uk/13829



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.

Our offices:

Birmingham  
Bristol  
Cardiff  
Dublin  
Edinburgh  
Glasgow  
Leeds  
Liverpool  
London  
Manchester  
Newcastle

GVA  
Central Square, Forth Street, Newcastle upon Tyne, NE1 3PJ  
GVA is the trading name of GVA Grimley Limited an Apleona company. ©2017 GVA

22 January 2018 File number: 158701739

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.