

INDUSTRIAL UNIT TO LET

Units 10-12 Brewery Lane Industrial Estate,
Felling, Gateshead, NE10 0EY



Marketed by:

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Date Produced: 25 November 2019

Location

Brewery Lane Industrial Estate is located just off the A184 Abbotsford Road/Felling by-pass. Approximately 2 miles east of Gateshead Town Centre. The A184 provides excellent transport links to the A19 as well as access to the A1 western by-pass and Newcastle and Gateshead centres. The estate is accessed directly from Brewery Lane via one of two gated entrances.

Description

The estate comprises three terraces of industrial units of steel portal frame construction with brickwork cladding to the walls and profiled sheet roofing.

The unit was previously a gym and so would ideal for business of a similar use.

Accommodation

The Net Internal Area of the property is approximately: 3,616 sq. ft

Use

The property has D2 planning use.

Services

The property benefits from an electricity and water supply.

Lease Details

The property is available to let, by way of a new full repairing and insuring lease for a term of years to be agreed. Any lease agreed in excess of three or five years, would be subject to periodic rent reviews. The Landlord will insure the property and recover the costs from the Tenant.

Rent

£11,500 per annum exclusive, payable quarterly in advance. VAT is applicable and will be charged at the standard rate.

Service Charge

£225 per annum. This figure is subject to annual review and reconciliation. VAT is applicable and will be charged at the standard rate.

Business Rates

The rateable value of the property is £10,750. Interested parties should contact the local rating office on +44 (0)191 433 4726 to confirm the rates payable.

Costs

Any incoming tenant will be responsible for the Landlords reasonable legal and surveyors costs in respect of any transaction, plus all VAT thereon.

EPC

The property has a rating of E. An Energy Performance Certificate is available upon request.

Viewings and further information

Please contact Daniel Clarke

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