



FOR SALE

PROMINENT INDUSTRIAL PREMISES

**HAWKS ROAD
GATESHEAD
NE8 3AD**



1,576.23 sq. m. (17,269 sq. ft.)

Approx. Gross Internal Area

*** Prominent industrial premises**

*** Low site coverage**

*** Potential for redevelopment, subject to planning**





Location:

The property is located on Hawks Road within a mixed-use area of Gateshead, situated approximately 1.5 miles north of Gateshead town centre. The A1 (M) lies 4 miles to the south.

The property is in an area that is currently seeing substantial redevelopment with plans for various office & leisure developments.

Description:

The subject property comprises a detached industrial/warehouse building providing an open plan warehouse to the rear with two storey offices/showroom to the front.

The warehouse to the rear of the property is of steel portal frame construction with brick elevations surmounted by a clad roof incorporating translucent roof lights over. The property has a concrete floor; suspended gas fired warm air blower, florescent strip lights and an eaves height of 3.28m. A steel framed mezzanine is in situ providing first floor storage. Works offices, kitchen and toilet facilities are also provided. Access is via a roller shutter door leading to the rear yard.

Externally, the site offers an extensive concrete yard to rear and side elevations contained by full palisade fencing and security gates. There is an additional car parking area to the frontage.

The building sits on a site of approximately 1.24 acres (0.5 hectares).

Tenure:

The property is held on a long leasehold for a term of 99 years from 26th November 1964 at a passing ground rent of £7,500 per annum.

Price:

£600,000, exclusive.

Accommodation:

	sq. m.	sq. ft.
Ground floor office /showroom	276.69	2,978
1 st floor office	166.26	1,790
Warehouse	1,053.63	11,341
Works office	79.64	857
Store	28.14	303
Total GIA excluding mezzanine	1,576.23	17,269
Mezzanine	218.71	2,354
Total GIA including mezzanine	1,794.93	19,623

Rates:

On application.

Energy Performance Certificate:

On application

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.





Planning:

We understand that the site has been allocated as part of the Gateshead Sub Areas and sites - QB3 Quays and Baltic Development Opportunity Sites – which will be the focus for the delivery of major regeneration and provision of the space for commercial and leisure-led mixed uses.

Sites along Hawks Road (East West and Central) are allocated for mixed-use development, which will:

- i. Encompass a mix of the following principal uses: Office (B1a) and Assembly and Leisure (D2),
- ii. Create and improve north-south green infrastructure links through the provision of green spaces and routes,
- iii. Provide active street frontages onto Hawks Road and Mill Road,
- iv. Incorporate surface water flow paths, to convey surface water into the River Tyne,
- v. Avoid and mitigate tidal flood risk over the lifetime of the development, and
- vi. Provide a Foul and Surface Water Drainage Strategy which demonstrates there is adequate foul and surface water capacity for the development with the aim of reducing flood risk and ensuring no deterioration of water quality.

We would advise that any potentially interested party raise any queries with Gateshead Council planning department.

Legal Costs:

Each party to bear their own legal costs.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

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Edgbaston
Birmingham
B16 8SP

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Ref: GP001

Date: September 2018

Subject To Contract

