

INDUSTRIAL UNIT TO LET

**Unit 12 Sands Industrial Estate,
Swalwell, Gateshead, NE16 3DJ**



Marketed by: Amaan Dad
Housing, Environment and Healthy Communities
Property & Assets
Gateshead Council, Civic Centre,
Regent Street,
Gateshead, NE8 1HH

 **Gateshead**
Council

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Location

The unit forms part of Sands Industrial Estate, a well established industrial estate. It benefits from a prominent location situated just 0.4 miles from the A1 and 5 miles from Newcastle City Centre.

Description

The property comprises a spacious workshop with an electric roller shutter door and two pedestrian access doors. Externally, the building features brown brick on the lower elevation and metal cladding beneath the roofline. There is also a service yard which provides parking and access for deliveries. Inside, the unit is finished with white breeze block walls and a profiled metal sheet ceiling fitted with tube lighting. The layout also includes toilet facilities.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis and provides the following:

100 sqm (1,076sqft)

Use

Uses within use classes E(g), (B2 (General Industry) or B8 (Warehouse/Distribution) would be considered. Please note vehicle repair use is not permitted

Services

The property benefits from a three phase electricity and water supply.

Lease Details

The property is available to let on flexible terms. Tenant responsible for all repairs, cost of building insurance service charge and all other outgoings. The Landlord will insure the property and recover the costs from the Tenant.

Rent

£9,500 per annum exclusive, payable quarterly in advance.

Service Charge

Based on current estimates the annual service charge payable is £150 per annum. This figure will be subject to annual review and reconciliation.

Business Rates

The rateable value of the property is estimated at £7,300 per annum as of the 1st April 2026. Tenants may be eligible for small business rate relief, dependent on the individuals business circumstances. Interested parties should contact the local rating office on 0191 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.

EPC

An Energy Performance Certificate is available upon request.

Viewings and further information

Please contact:

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