

To Let

High Quality Industrial Units



**Saltmeadows Road
Trade Park
Neilson Road
Gateshead
NE10 0EQ**

May 2012



- High Quality Industrial Units
- Prominent position close to the A184 and International Athletics Stadium
- Unit sizes from 198 sq m (2,291 sq ft) up to 458 sq m (4,931 sq ft)
- Rents from £10,675 per annum

Location

The 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, only 250m from the A184 Felling By Pass and less than 1 km from Gateshead Town Centre.

Description

Saltmeadows Trade Park comprises 11 trade counter units ranging in size from 161 sq m (1,729 sq ft) up to 458 sq m (4,931 sq ft), although larger sizes can be created through a combination of units if required.

The units are built to a high standard shell specification and incorporate:

- Attractive glazed pedestrian entrances
- Profile coated galvanised steel cladding
- Minimum clear heights 6m (20 ft.)
- Male / Female WCs
- Designated car parking
- Tea point
- Services – telecom, water, three phase electricity and gas

Accommodation and Rents

The premises comprises of the following approximate areas:

Unit	Sq m	Sq ft	Rent (pa)	Availability
1	331	3558		LET
2	331	3565	£17,825	Available
3	372	3,999	£19,995	Available
4	370	3,999	£19,995	Available
5	376	4,046		LET
6	458	4,931	£23,422	Available
7	392	4,214	£21,000	Available
8	213	2,291	£11,455	Available
9	198	2,135	£10,675	Available
10	183	1,973		LET
11	161	1,729		LET

Lease Terms

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

Rateable Values

The premises await assessment for rating purposes, however the rates payable are expected to be in the region of £2 to £2.25 per sq ft depending upon unit size.

VAT

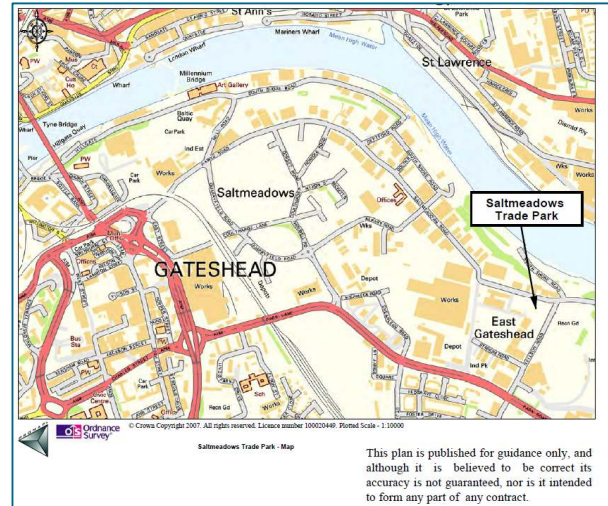
All rents quoted are exclusive of VAT which will be charged on all rentals and service charges at the prevailing rate.

For further information or an appointment to view please contact:

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