



Sanderson  
Weatherall

# TO LET INDUSTRIAL UNIT



UNIT 8 INVINCIBLE DRIVE, ARMSTRONG INDUSTRIAL ESTATE, NEWCASTLE UPON TYNE NE4 7HX

[sw.co.uk](http://sw.co.uk)



Asking Rent: £13,000 pax  
Popular Industrial Estate  
Excellent communication links  
GIA 187.3 sq m (2,016 sq ft)  
Subject To Contract

## Location

The property is located on Invincible Drive on the Armstrong Industrial Estate which forms part of the Newcastle Business Park. The estate is situated 1 mile east of Newcastle city centre and benefits from excellent communication links being in close proximity to the A695 Scotswood Road.

## Description

The estate comprises a number of high quality terraced industrial units of single storey steel portal framed construction under a pitched metal deck roof. Internally the premises benefits from concrete floors throughout, integral offices, roller shutter access. Externally 4 car parking spaces are available. The industrial estate also benefits from having ultra-fast broadband throughout.

## Accommodation

The subject unit comprises the following approximate gross internal floor areas:-

Ground floor workshop and premises	187.3 sq m	2,016 sq ft
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## Lease terms

The unit is available by way of an effective full repairing and insuring lease for a term of years to be agreed at a rent of **£13,000 per annum exclusive**.

## Services

We understand that the property is connected to all main services, however, any interested party should make their own enquiries with regard to this matter.

## Legal Costs

Each party is to be responsible for their own legal costs incurred throughout any transaction plus any VAT thereon.

## VAT

All rents are deemed exclusive of VAT where chargeable.



## Business Rates

The property is currently listed within the 2017 rating list as follows:-

8 Invincible Drive	Workshop & Premises	£11,250
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Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Newcastle City Council. The National Non-Domestic Rating Multiplier is set at 50.4 pence in the pound for rateable values above £51,000 and 49.1 pence in the pound for rateable values below £51,000 for the rates year 2019/2020.

## Energy Performance Certificate

The Energy Performance Asset Rating is Band D (81). A full copy of the EPC is available for inspection on request.

## Service Charge

Any successful Tenant will be responsible for paying the estate service of which the current service charge is yet to be confirmed.

The estate service charge acts as a contribution towards the Landlords general repair and maintenance throughout the industrial estate.

## Insurance

Landlord will insure the property and the Tenant to reimburse upon demand. Insurance premium available upon request.



Strictly by prior appointment with the agents:

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