

TO LET

Industrial Units

Noble Street Industrial Estate
Newcastle upon Tyne
NE4 7PD



Location

The subject properties are located on Noble Street Industrial Estate approximately 0.5 miles to the West of Newcastle City Centre, just off the Scotswood Road, one of the main arterial routes into the City Centre. Access to the national motorway network is via the A1 Western Bypass approximately 2 miles to the East.

The properties are located within close proximity to Newcastle Business Park and the Metro Radio Arena. Local occupiers include GSF Car Parts, BSS, Howden Joinery and Audi.

Description

The property comprises an end terraced industrial unit of steel portal frame construction under a dual pitched roof which benefits from mains supplies of gas, electricity, water and drainage.

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Retail
Development
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Description...Cont

Internally the units benefit from strip fluorescent lighting and gas fired blower heating systems. The properties have an eaves height of approximately 4.75 metres with loading access by way of sectional up and over doors.

Accommodation

Unit	m ²	ft ²
16	196	2,105

Rent

Unit	Rent pa	Status
16	£13,000	Available

Services

We understand the property has mains services connected, including 3 phase electricity and gas, none of which have been tested or warranted.

Terms

The units are available by way of new full repairing and insuring leases on a term of years to be agreed.

Service Charge

A service charge will be payable for the maintenance and upkeep of common areas and facilities.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT where chargeable.

Rateable Value

Following enquiries with the Local Rating Authority we are advised that the properties are entered into the Valuation List as "Workshop and Premises":

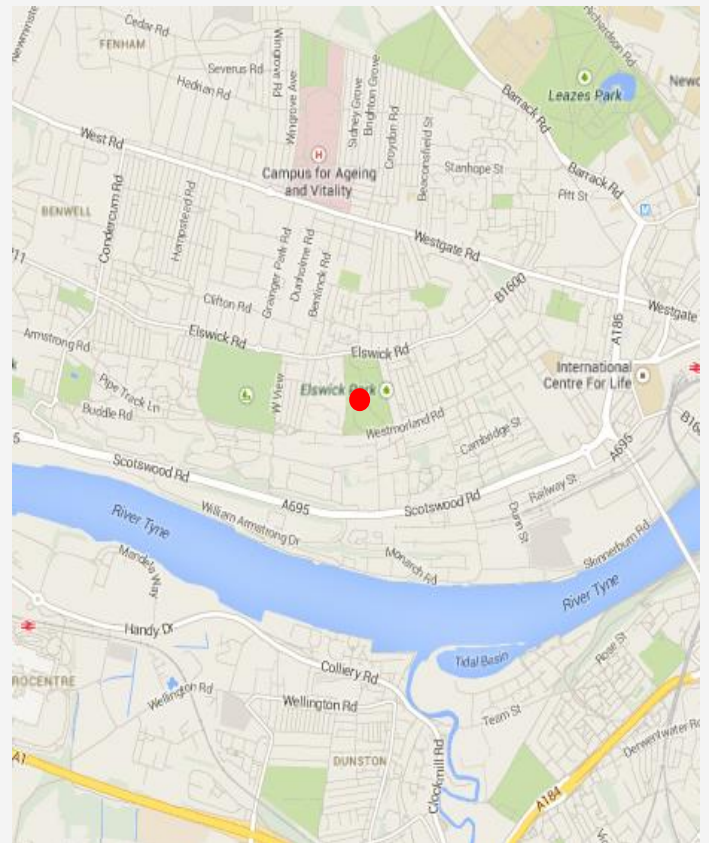
Rateable Value (2017 List):

Unit 16: £12,500

Further Information

For further information and viewing arrangements please contact Penny McAteer on 0191 211 1565 or pennymcateer@naylor.co.uk

PM/A-H36(18)
17.04.2019



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