

FOR SALE

EDGEFIELD AVENUE, FAWDON
NEWCASTLE UPON TYNE
NE3 3TS



EDGEFIELD AVENUE

Industrial unit on large site (3.25 acres) with potential for expansion or redevelopment (subject to planning)

- **Detached steel frame warehouse of 3,165 m² (34,074 sq ft)**
- **Office accommodation & staff welfare facilities**
- **Expansion land of circa 0.56 HA (1.4 acres)**
- **Total Site area of 1.332HA (3.25 acres)**
- **High power supply**
- **Capable of subdivision**
- **Close proximity to A1 and Fawdon Metro station**
- **Freehold**
- **Price: £1.55 million**

Location

The property fronts onto Edgefield Avenue within the Fawdon area of Newcastle upon Tyne, situated approximately 4 miles to the north east of Newcastle city centre.

Access to the A1, the region's main trunk road, is circa 1 mile to the north accessed via Fawdon Lane and Kingston Park Road.

The site also benefits from exceptional access to public transport with Fawdon Metro Station being located immediately adjacent.

The site is in a largely residential area however there are several industrial users located on Edgefield Avenue including Accord Healthcare and Nestle. An Aldi food store is situated immediately adjacent to the subject property.

Please refer to the attached plans for more detailed directions.

Description

The property is understood to date back to the 1960s/70s with later extensions and benefits from the following specification:

- Steel frame construction
- Metal deck roof with mineral felt covering
- Concrete floor throughout
- Clear internal height (CIH) – 7 m
- Sprinkler system
- Ground floor ancillary stores / fabrication rooms
- First floor offices, canteen & staff amenities

- Extension providing staff changing / amenity facilities
- Loading bay – clear internal height of 5.3 m
- Large power supply – dedicated 1,250kVA transformer
- External service area to rear
- Dedicated Car park
- Expansion land

Alongside industrial uses, the location and size of the site offer opportunities for redevelopment for alternative uses such as residential, retail or leisure subject to planning.

Accommodation

The property provides the following accommodation measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (6th Ed.).

Description	m ²	sq ft
Warehouse area (GIA)	2,202.55	23,708
Loading bay	485.29	5,224
Amenity block	127.72	1,375
First floor office & amenities	349.99	3,767
Total	3,165.55	34,074
Surplus Land	0.565 HA	1.40 Acres
Total site area	1.332 HA	3.25 Acres





Rateable Value

The property has a Rateable Value of £68,000. Please visit the Valuation Office Agency website (www.voa.gov.uk) for further information.

Tenure

Our client holds the property on a Freehold basis.

Energy Performance

The property has an energy performance asset rating of E125. Further information is available upon request.

Terms

Offers are sought in the region of £1.55 million for our client's freehold interest (subject to contract).

VAT

All prices, rents and service charges are subject to VAT.

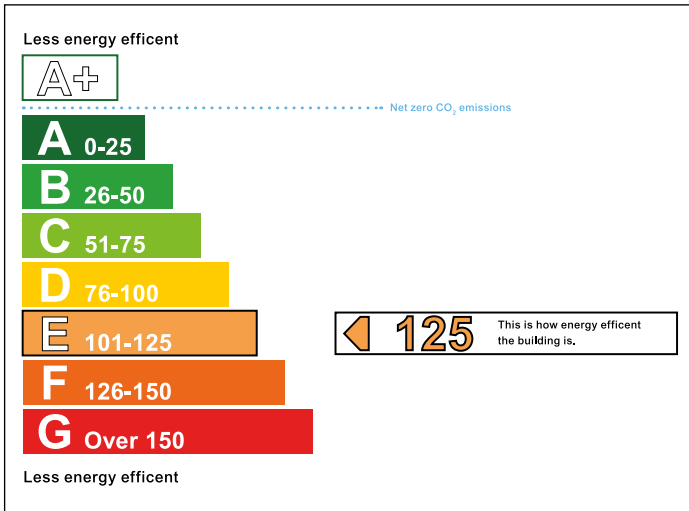
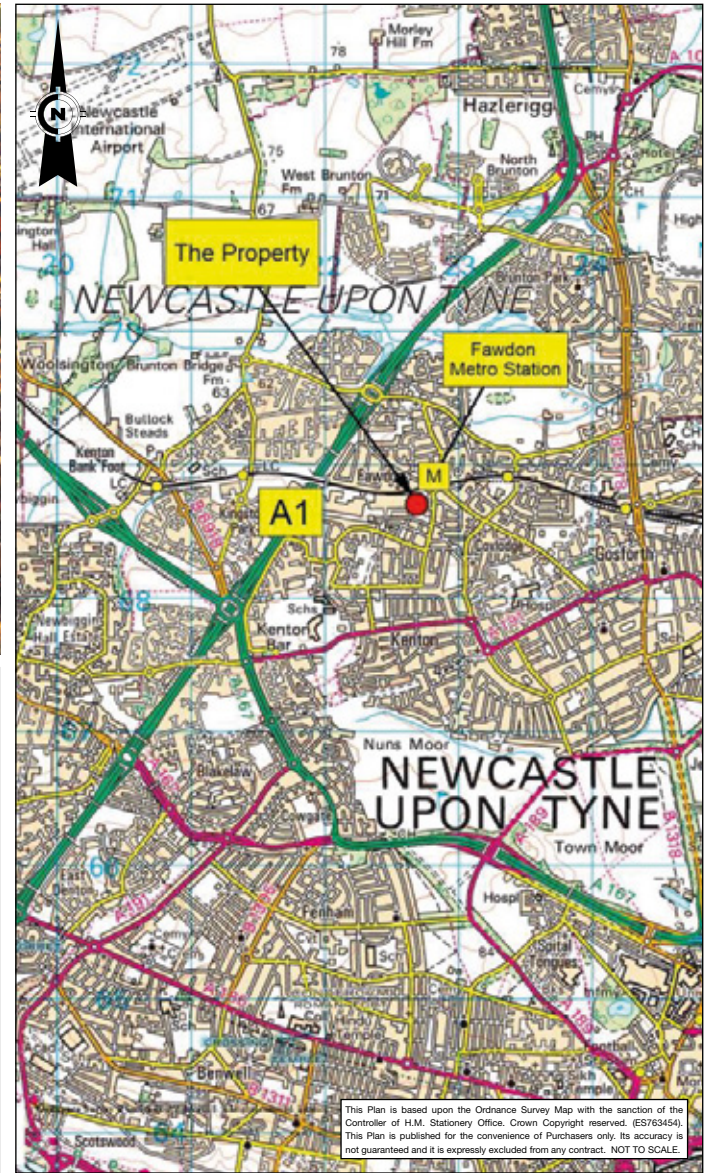
Viewing

Strictly by appointment through agents.

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