

# all enquiries



UPON THE INSTRUCTIONS OF MCR PROPERTY GROUP

## UNIT 1 – 5, BAILEY HOUSE STARGATE INDUSTRIAL ESTATE RYTON TYNE & WEAR NE40 3EE



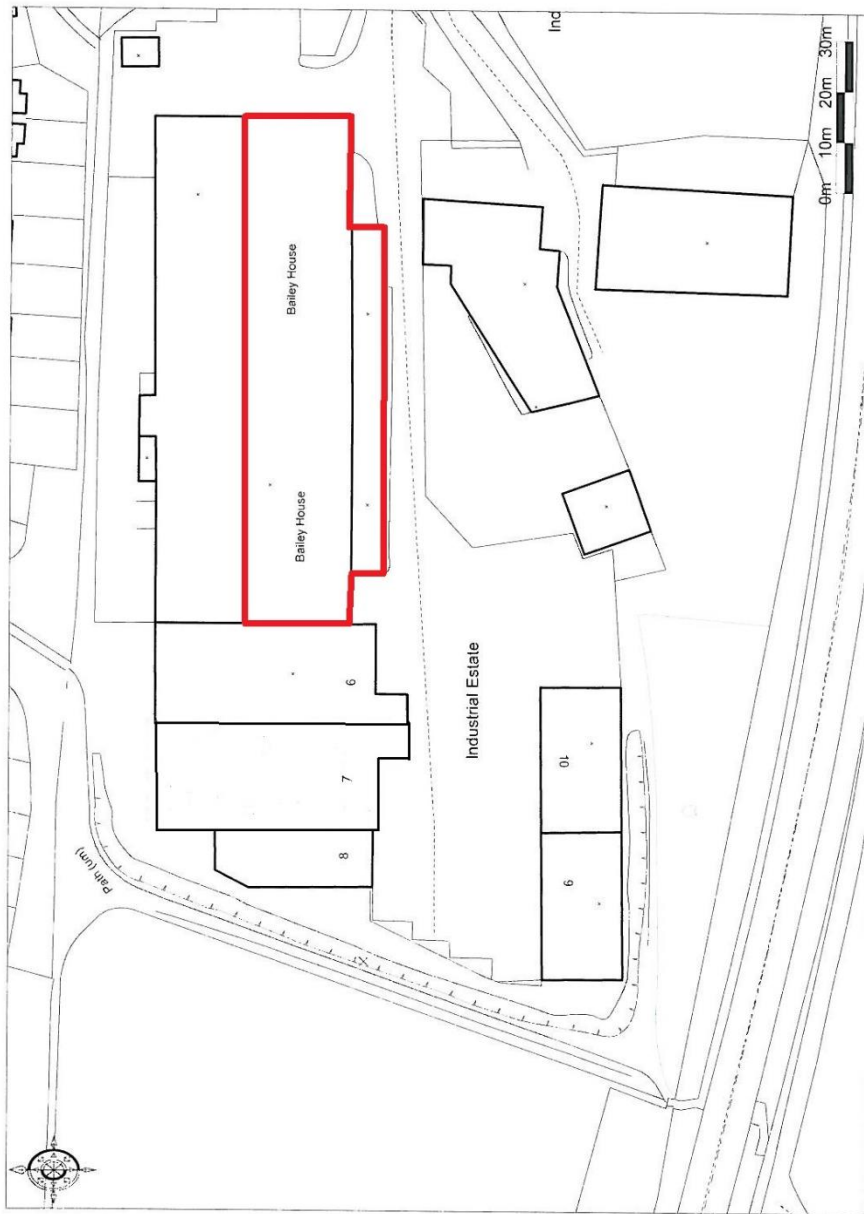
- FABRICATION SHOP / FACTORY WITH TWO STOREY OFFICES SET WITHIN SECURE ESTATE
- ESTABLISHED LOCATION WITH EXCELLENT ROAD NETWORKS
- GIA : 2,704.50 M<sup>2</sup> (29,111 SQ FT)
- 6 TONNE CRANEAGE OPERATING THE FULL LENGTH OF THE BUILDING
- COMPETITIVE RENT

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Stargate Industrial Estates,  
Ryton, NE40 3DG

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## LOCATION

The subject premises are located on Stargate Industrial Estate, Ryton.

Stargate Industrial Estate is located west of Stargate Lane which in turn links directly with the A695 trunk road a short distance to the south.

Occupiers close by include MKW Engineering Ltd, Debmatt and Jewson Builders' Merchants.

Ryton is a suburb located circa 6 miles west of both Gateshead town and Newcastle-upon-Tyne city centre.

The surrounding area comprises a mixture of industrial and residential property and is conveniently accessed via the A695 trunk road which provides rapid access to the A1 (east) and the A68 (west).

Exact location is shown on the attached plan.

## DESCRIPTION

The property comprises of a secure fabrication workshop with communal yard / car parking.

The unit is constructed of portal steel frame design with a combination of brick infill walls / glazed perimeter windows and profile insulated cladding to all elevations and roof above incorporating roof lights.

Vehicular access to the unit is via three full height automatic steel security roller shutters with internal lighting by high bay sodium units.

The loading bay is at ground level offering an eaves height of 6.57m with the main production area offering 5.3m eaves.

To the front of the production area is an integral two storey brick built offices which are fitted to a basic standard offering open/cellular accommodation and WC/welfare facilities.

## ACCOMMODATION

From onsite measurements the areas have been calculated as follows (GIA):

Production (Front bay)	146.45m <sup>2</sup>
Production (Main bay)	1,771.26m <sup>2</sup>
Ground Floor Offices	392.82m <sup>2</sup>
First floor offices	393.97m <sup>2</sup>

**TOTAL** **2,704.50 m<sup>2</sup>**  
**(29,111 sq ft)**

## SERVICES

It is understood the site and premises benefit from all mains services.

In addition the property benefits for a full length travelling 6 tonne crane.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational.)

## BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at RV £36,000.

(All interested parties should contact the Local Authority to confirm these figures.)

## TENURE

The accommodation is available on new FRI leases for a term of years to be agreed.

Alternatively the long leasehold interest is available.

## SERVICE CHARGE

A service charge will be payable for the maintenance of common areas – full details upon request.

## RENT

Our client is seeking a rent in the region of £80,000 pa.

Incentives may be available subject covenant and lease term.

## PRICE

Our client is seeking offers in the region of £790,000 (Subject to Contract) for their long leasehold interest.

## ENERGY PERFORMANCE CERTIFICATE

See below.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**  
**Tel: 07841 871710**

**Email:**  
[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**September 2015**





**Map Information**

Scale 1:4746  
 Date: 09/09/15  
 Reference  
 Order No: 1563244

**STARGATE INDUSTRIAL ESTATE, RYTON, NE40 3EE**



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# Energy Performance Certificate

## Non-Domestic Building



Unit 1-5  
Stargate Industrial Estate  
RYTON  
NE40 3DG

Certificate Reference Number:  
0960-0238-3930-4720-7092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 102

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 729  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

79 If typical of the existing stock