

TO LET

INDUSTRIAL UNIT WITH LARGE YARD

Unit 1 Victoria Industrial Estate
Victoria Road West
Hebburn
NE31 1UB



2,338 m² (25,173 ft²)

Situation

The property is situated within Victoria Road Industrial Estate, Hebburn which fronts onto the A185 within close proximity to both Hebburn and Jarrow town centres.

The estate is well located with road links to the A194/A1 and A19/Tyne Tunnel serving Tyne and Wear and beyond.

Description

The property comprises a semi-detached industrial unit of steel portal frame construction with part brick and clad elevations under a profile metal sheet roof.

The warehouse has a clear eaves height of approximately 5.2 m, concrete floor on two levels, high bay lighting and smaller store rooms of blockwork construction with storage above. In addition there is a steel framed mezzanine area to the rear of the warehouse.

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Description Cont'd

An electric roller shutter door measuring 3.6m wide x 4.3m high opens onto a secure yard area to the side of the unit, leading to further yard at the rear.

The front of the property comprises two storey offices with WC facilities on ground floor and kitchen area at first floor. The offices are largely open plan.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following areas:

Description	m ²	ft ²
Warehouse	1,531.36	16,484
Ground Floor Offices	235.02	2,530
First Floor Offices	286.27	3,081
Mezzanine above warehouse store	128.27	1,387
Mezzanine adjacent to dividing wall	31.59	340
Steel mezzanine to rear of warehouse	125.5	1,351
Gross Internal Area	2,338	25,173

Site Area: Approximately 1.20 acres

Yard: Approximately 0.40 acres

Rent

On application.

Services

We understand that all services are available to the site, none of which have been tested or warranted.

EPC

The energy performance rating of the unit is currently being assessed, with further details available upon request.

Rating Assessment

Valuation of the whole unit is required as the current assessment is based on a number of smaller parts of the overall property. Interested parties should seek guidance from the Local Rating Authority.

VAT

All figures quoted are exclusive of VAT where chargeable.

Costs

Each party will be responsible for their own legal costs.

Further Information

For general enquiries and viewing arrangements please contact Chris Donabie or Duncan Christie on 0191 232 7030 or email:

chrisdonabie@naylor.co.uk

duncanchristie@naylor.co.uk

Particulars dated March 2018



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