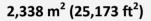
# TO LET

### INDUSTRIAL UNIT WITH LARGE YARD

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





### **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 (6<sup>th</sup> Edition) and provides the following areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	1,531.36	16,484
Ground Floor Offices	235.02	2,530
First Floor Offices	286.27	3,081
Mezzanine above warehouse	128.27	1,387
store		
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 form 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@naylors.co.uk
duncanchristie@naylors.co.uk

#### Particulars dated March 2018



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