

To Let

**High Quality
Industrial /
Production
Premises**



**Unit H The Waterfront
Newburn Riverside
Newcastle upon Tyne
NE15 8NZ**



July 2015

- High Quality Industrial / Production Unit
- 2,066 sq m (22,238 sq ft)
- Landscaped Business Park Environment
- Excellent access to the A1(M)
- Self Contained Detached Unit
- Dedicated Yard Space and Car Parking
- **SAT NAV NE15 8NZ**

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Location

The Waterfront development is located on Newburn Riverside which is an established prime commercial location on the north bank of the River Tyne. The area benefited from a £46 million investment in reclamation and infrastructure and now forms a high quality business park environment.

The subject property is accessed directly from Kingfisher Boulevard which provides dual carriageway access linking the unit to the A695 Scotswood Road and in turn the A1(M).

The surrounding uses are largely industrial and office in nature with occupiers including NHS, Stannah Lifts, MacFarlane Group and BAE Systems. The facilities on the estate also include a day care crèche and café.

Description

The premises comprise a self-contained modern industrial unit. Externally they have ample car parking to their frontage with a secure dedicated yard area to the rear. Access to the warehouse area is via two electrically operated roller shutter doors. There is also pedestrian entrance to the office area which benefits from a double height glazed facade.

Internally there is heating and lighting to the warehouse area which enjoys a minimum internal eaves height of 6 metres. There is also two storey office accommodation which provides both open plan and cellular office accommodation, meeting rooms, and welfare facilities.

Accommodation

From our on-site measurements, the premises comprise the following approximate areas:

Warehouse	1,691 sq m	(18,200 sq ft)
Office and Staff Amenity		
Ground Floor	188 sq m	(2,019 sq ft)
First Floor Office	188 sq m	(2,019 sq ft)
TOTAL GIA	2,066 sq m	(22,238 sq ft)

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £133,500 per annum.

Rateable Value

According to our enquiries with the Valuation Office website, the premises have a current rateable value of £93,500. However, we recommend that all interested parties make their own enquiries regarding the rateable values application to the premises.

Energy Performance Certificate

The property has an EPC rating of D-80.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the transactions, plus all VAT thereon.

VAT

All figures quoted above are exclusive of VAT, where chargeable.

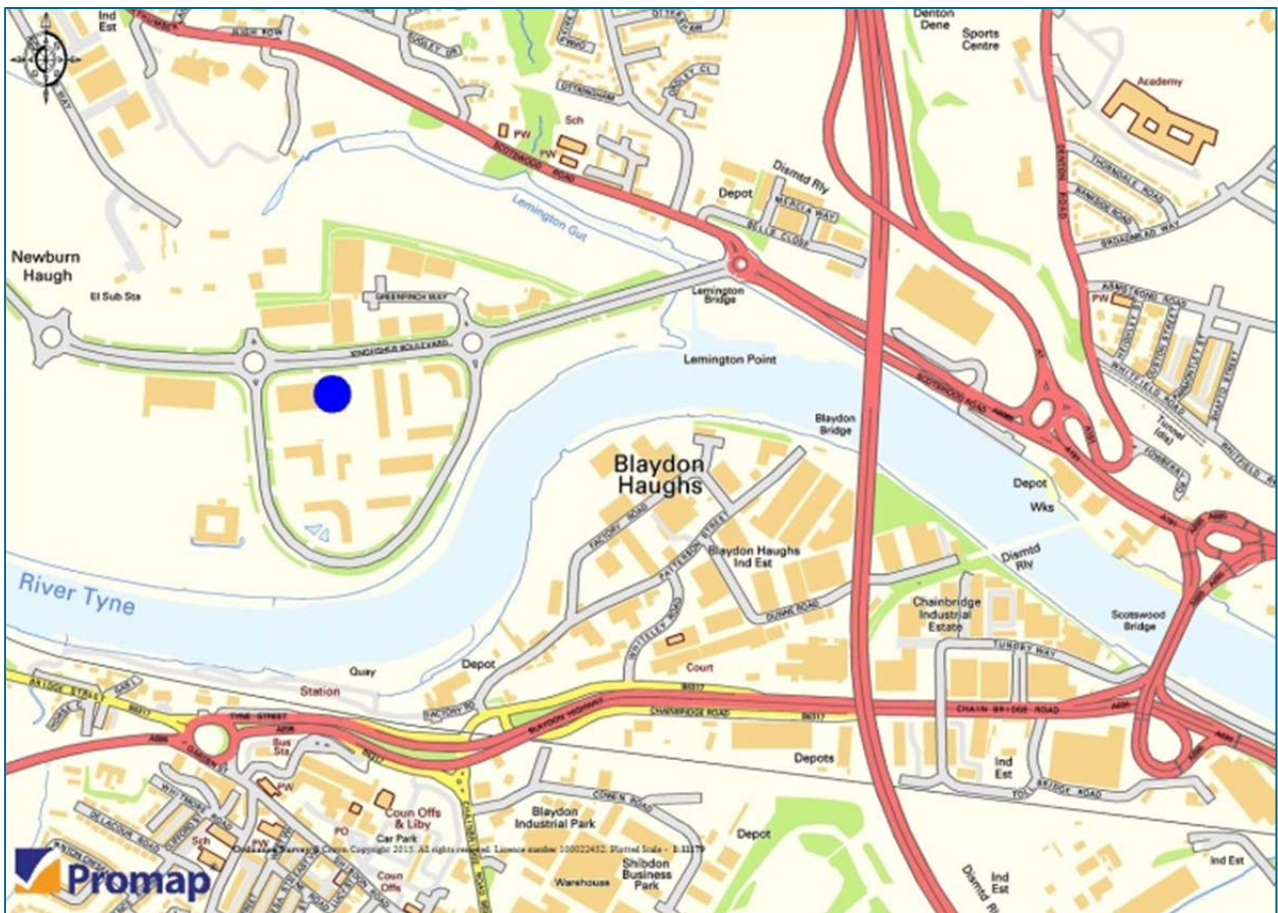
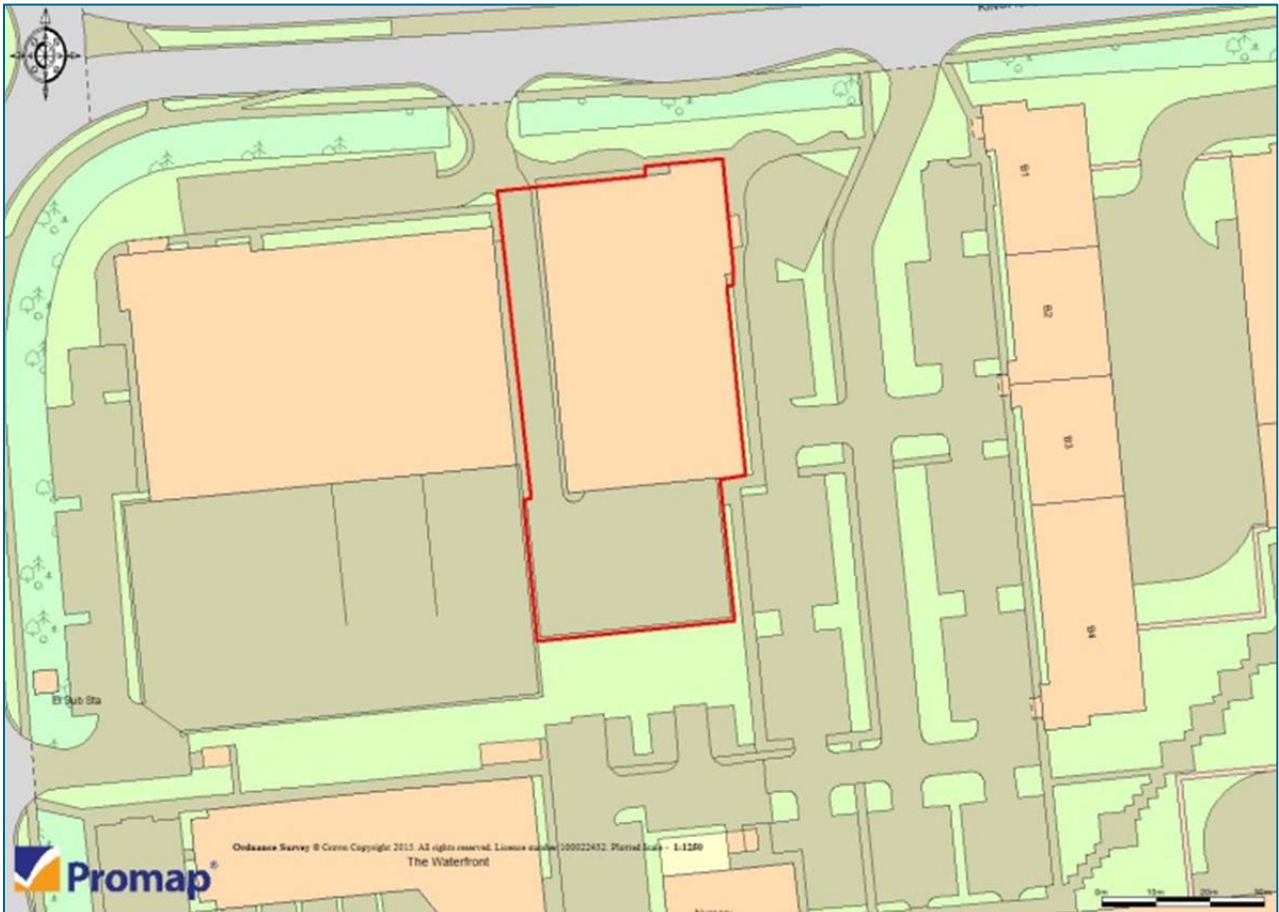
For further information or an appointment to view please contact:

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