

To Let

Unit B2
Newburn Riverside
Newcastle upon
Tyne
NE15 8NZ

February 2018



- High Quality Industrial / Warehouse Unit
- 358 sq m (3,850 sq ft)
- Landscaped Business Park Environment
- Excellent access to the A1 (M)
- Yard and car parking
- **SAT NAV NE15 8NZ**

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 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 terraced self-contained modern industrial unit. Externally they have car parking to their frontage with a secure shared service yard area to the rear. Access to the warehouse area is via an up and over electrically operated roller shutter door.

There is also pedestrian entrance which benefits from a double height glazed facade. Internally there is lighting to the warehouse area which enjoys a good level of natural light via translucent panels to the roof and a minimum internal eaves height of 6 metres.

Accommodation

The accommodation briefly comprises of the following approximate areas:

Description	sq m	sq ft
Ground Floor	318 sq m	(3,418 sq ft)
Mezzanine	40 sq m	(432 sq ft)
GIA	358 sq m	(3,850 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.

Terms

The property is available at an asking rent of £25,025 per annum.

Rateable Value

According to our enquiries with the Valuation Office website, the premises have a current rateable value of £17,500. However, we recommend that all interested parties make their own enquiries regarding the rateable values application to the premises.

EPC

Further details on the Energy Performance Certificate rating for the property are available upon request.

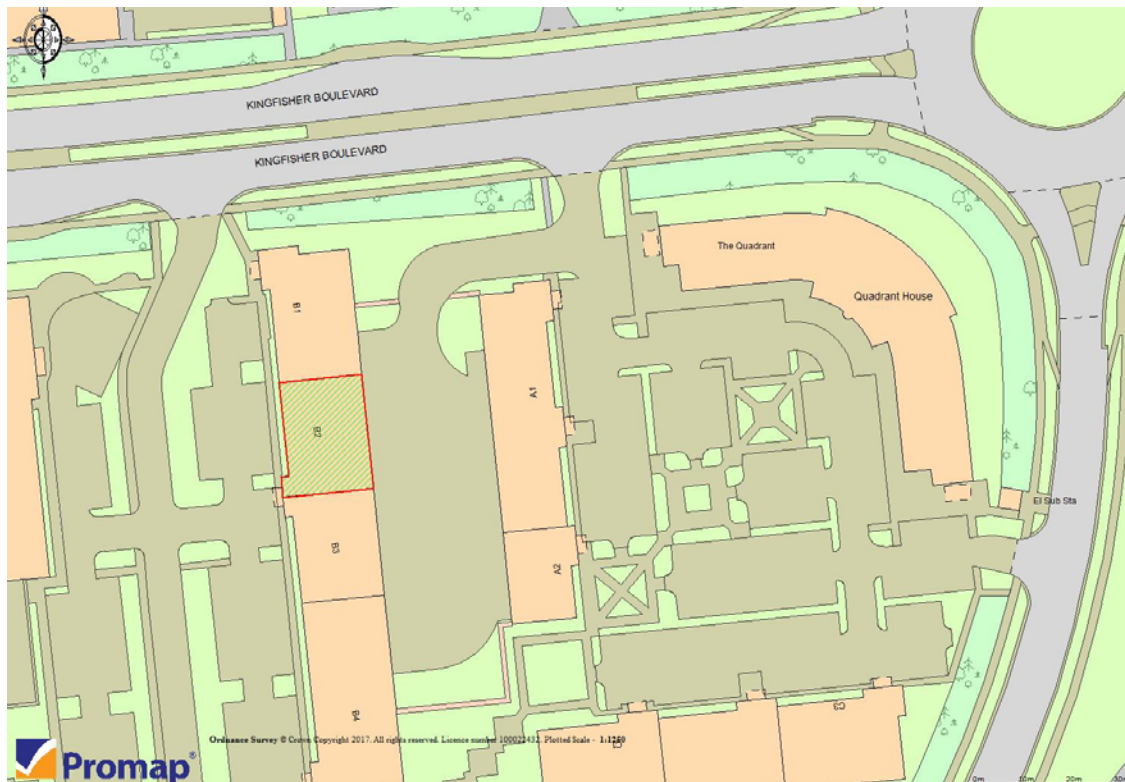
Legal Costs

Each party to bear their own reasonable legal costs incurred in the transaction.

VAT

All figures quoted above are exclusive of VAT, where chargeable





For further information or an appointment please contact:

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