

To Let

Saltmeadows Road
Trade Park
Nelson Road
Gateshead
NE10 0EQ

June 2019



- High Quality Industrial Estate
- Excellent access to the A184 Felling Bypass
- Units from 183 sq m (1,973 sq ft)
- Units can be combined to provide up to 1,225 sq m (13,189 sq ft)
- Adjacent to Gateshead International Athletics Stadium
- Minimum clear eaves height of 6m

Location

Saltmeadows Trade Park lies within the East Gateshead Industrial Estate at the junction of Saltmeadows Road and Neilson Road. The development is adjacent to Gateshead International Stadium, and has excellent access to the A184 Felling By Pass.

The immediate surrounding area is largely industrial but includes a mixture of commercial uses such as an Asda store, drive thru restaurant and petrol filling station.

Description

The units are built to a high specification and incorporates attractive glazed pedestrian entrances and profile coated galvanised steel cladding

The warehouse area benefits from translucent panels which give a good level of natural light. Each unit has a concrete floor, three phase electricity supply, gas and water.

The units are accessed via a single up and over sectional door. Externally they benefit from car parking immediately outside and shared yard areas.

Tenure

The units are offered to let by way of new fully repairing and insuring leases for a term of years to be agreed.

Rateable Value

We recommend that all interested parties should make their own enquiries regarding the rateable values applicable to this property.

Accommodation

The accommodation comprises of the following approximate area:

Unit	sq m	sq ft	Rent (pa)	Availability
5	376	4,046	£24,280	Immediately
6	458	4,931	£29,290	Immediately
7	392	4,214	£25,290	Immediately
8	213	2,291	£14,350	Sept 2019
10	183	1,973	£12,825	Sept 2019

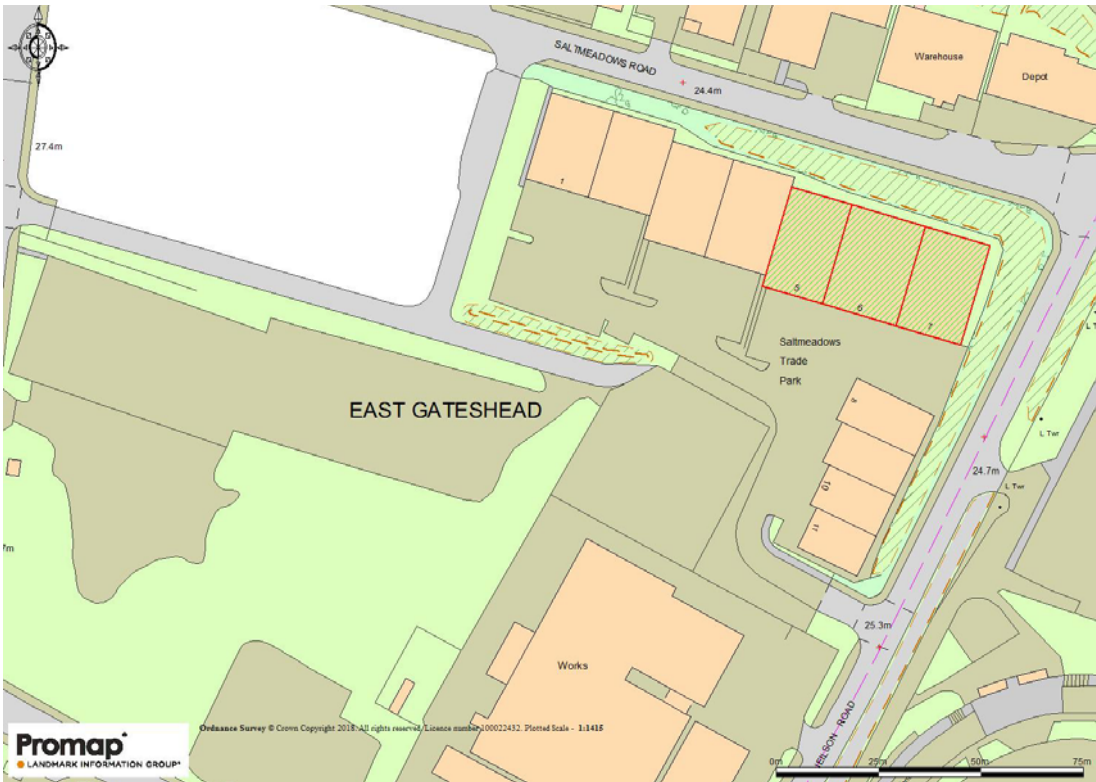
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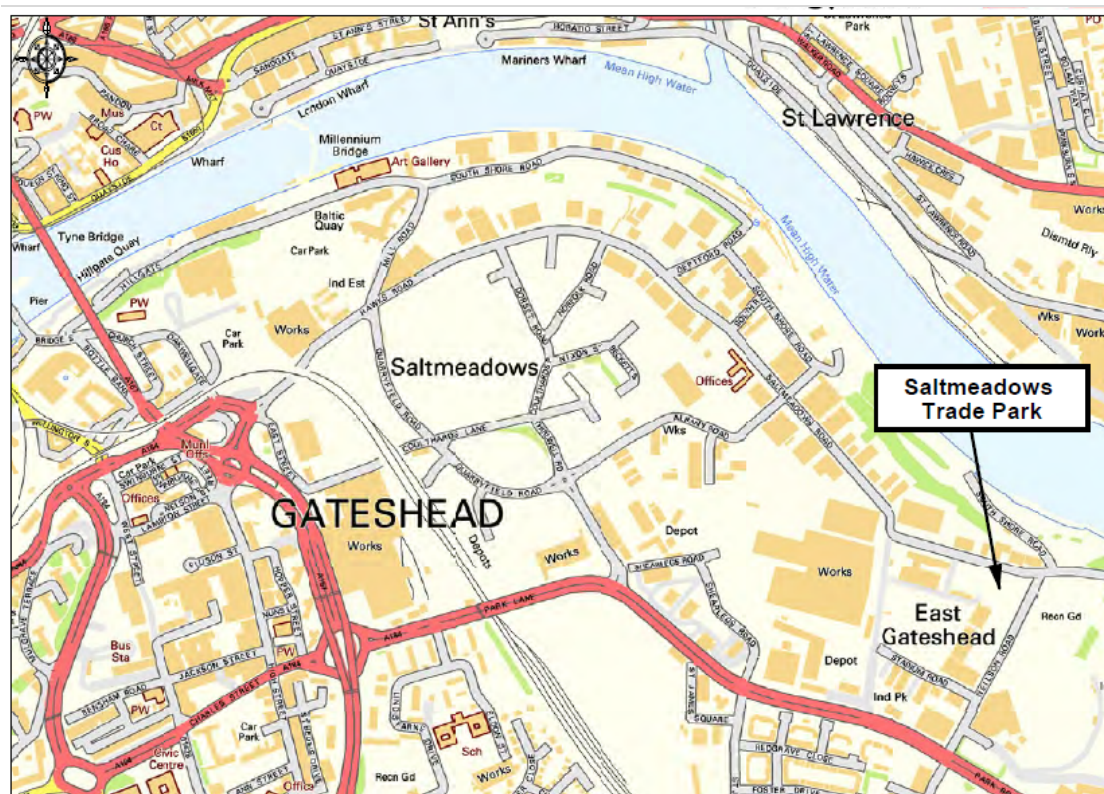
The property has an Energy Performance Rating of the following

- Unit 5 E115
- Unit 6 E118
- Unit 7 E117
- Unit 8 D84
- Unit 10 D94

VAT

All rents and figures quoted above are exclusive of VAT where chargeable.





Ordnance
Survey

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Saltmeadows Trade Park - Map

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

For further information or an appointment please contact:

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