

TO LET

Unit 5, Shelley Road, Newburn Industrial Estate, Newburn, Newcastle upon Tyne, NE15 5RT



Refurbished Factory / Warehouse Premises 562m² (6,047 sq ft)

- Well established estate only 2 miles from the A1
- Terraced warehouse / industrial unit with an internal clear height of 5.45m
- Welfare area with kitchen and two offices
- Full heating and lighting throughout
- Two loading doors
- New lease
- Rent: £25,700 per annum

SITUATION

The Newburn Industrial Estate lies 2 miles to the west of the A1 Western Bypass immediately on the north side of the River Tyne. The estate lies approximately 5 miles from Newcastle City Centre and around 7½ miles from Newcastle International Airport.

Please refer to the attached plans for further directions to the property.

DESCRIPTION

The unit forms the rear corner of a large factory complex which has previously undergone refurbishment and subdivision.

The factory itself is of steel portal framed construction with brickwork and insulated profile steel sheeting to the walls and a built up mineral felt covered roof incorporating glazed roof lights.

Internally the unit has concrete floor throughout and a clear height of 5.45m.

To the rear of the unit there is a small office and welfare block providing a ladies/disabled and gents WC, a small kitchen area and two offices. The roof of the office/welfare block is load bearing and provides useful additional storage area via a steel staircase.

Externally there is a shared service yard and car parking facility and vehicular access is gained by way of two electrically operated roller shutter doors 4.27m high by 4.25m wide.

SERVICES

The property benefits from supplies of all services including a 3 phase electricity supply. Heating to the office and ancillary areas is by way of individual electric convector heaters and to the factory area by way of gas fired Ambi-rad radiant heaters.

Lighting is provided by way of fluorescent strips.

For further details please contact:



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Subject to Contract

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ACCOMMODATION

The property provides the following gross internal areas:-

Description	m²	sq ft
Factory/Office/Welfare Area	562	6,047
Mezzanine Storage	59	636
Total	621	6,683

RATEABLE VALUE

The property is currently assessed at a rateable value of £17,500 and the current rates payable for the financial year 2018/19 are £8,400.

ENERGY PERFORMANCE

The property has an Energy Performance Asset Ratings of XXX.

TERMS

The property is offered to let by way of a new lease for a term of years to be agreed at a commencing rental of $\pounds 25,700$ per annum.

VAT

The property is elected for VAT and all rents and service charges are plus VAT.

VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

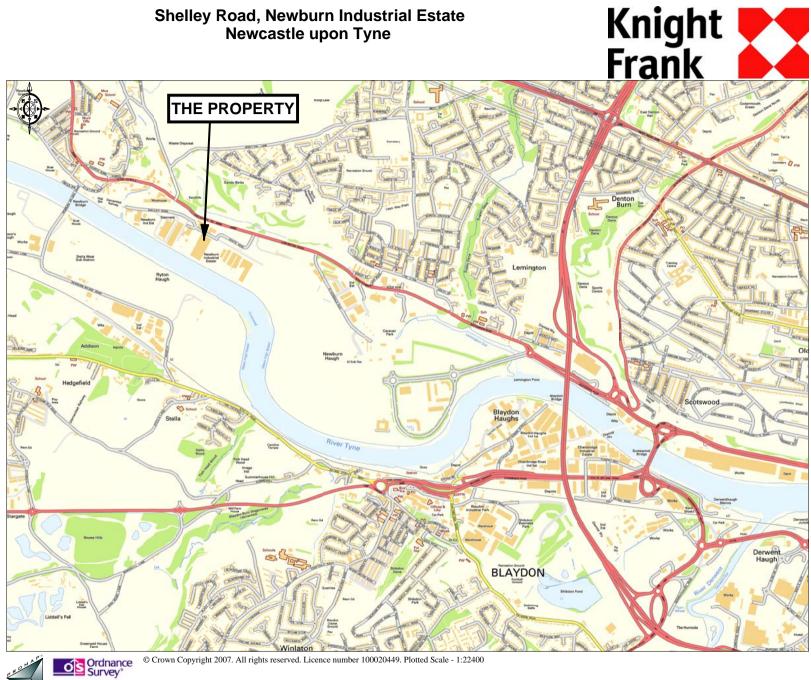
Particulars & Image - August 2018



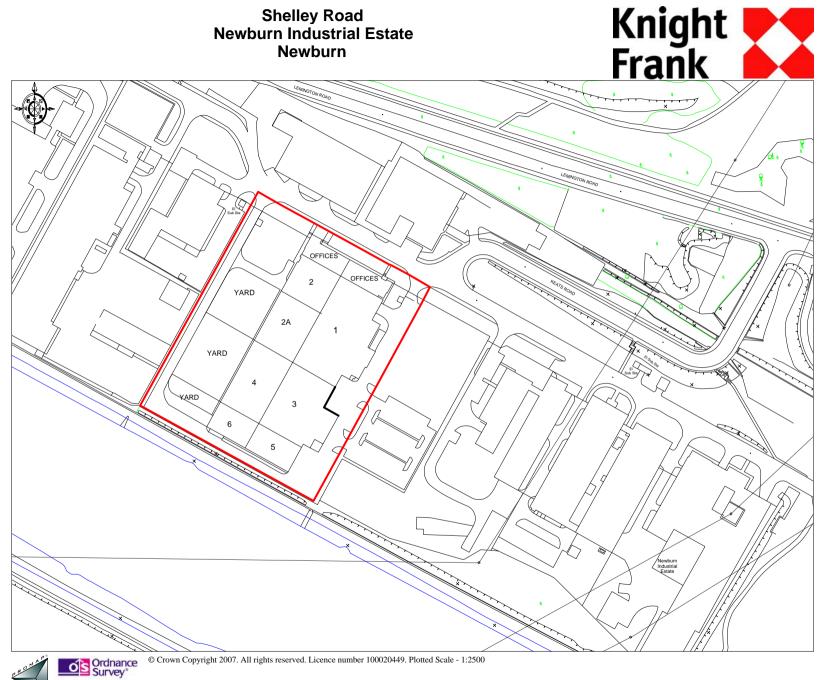








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