

# TO LET

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



## Refurbished Factory / Warehouse Premises 562m<sup>2</sup> (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**

## ACCOMMODATION

The property provides the following gross internal areas:-

Description	m <sup>2</sup>	sq ft
Factory/Office/Welfare Area	562	6,047
Mezzanine Storage	59	636
<b>Total</b>	<b>621</b>	<b>6,683</b>

## 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 £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



Shelley Road, Newburn Industrial Estate  
Newcastle upon Tyne

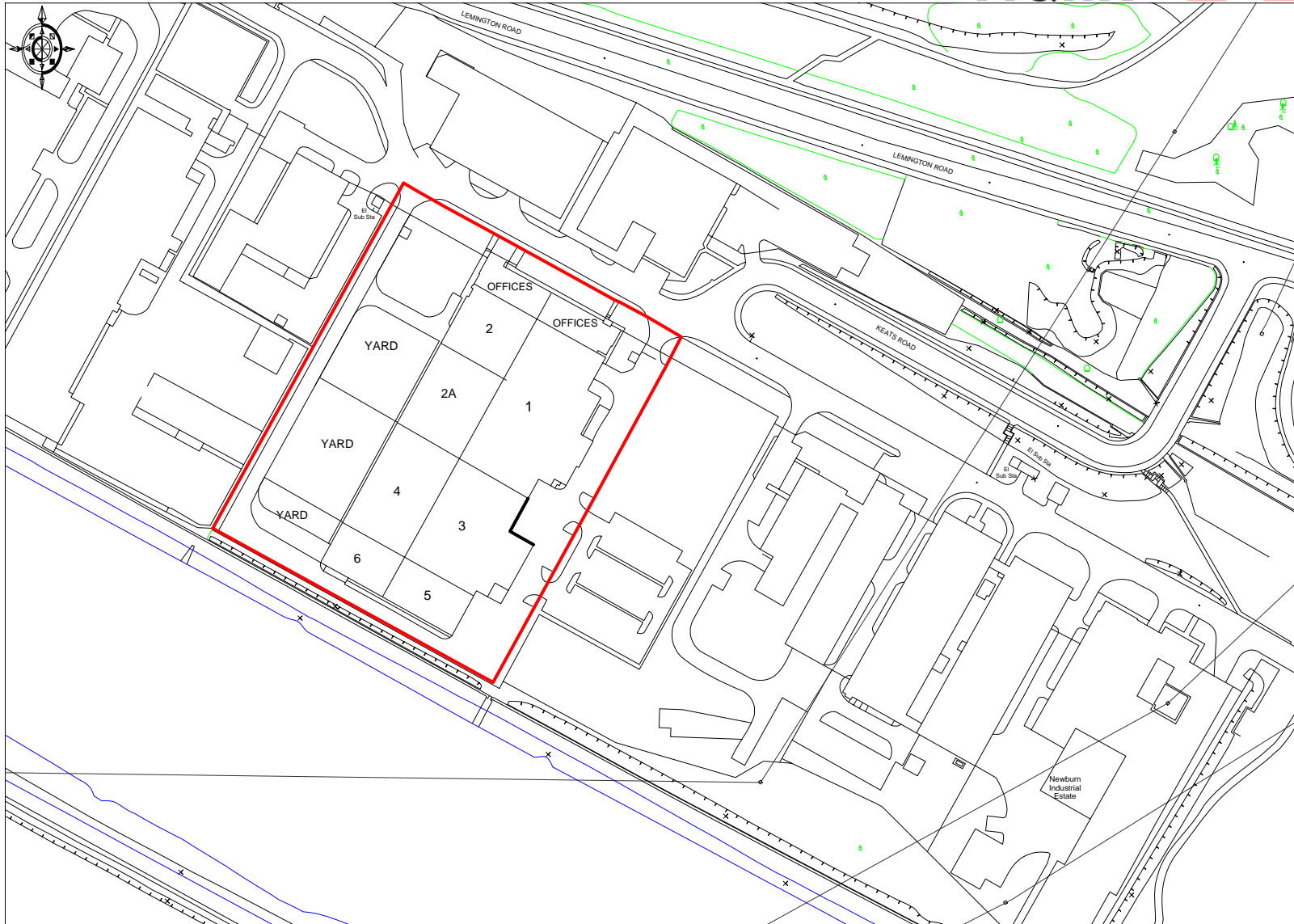


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Shelley Road  
Newburn Industrial Estate  
Newburn



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