



TO LET

REFURBISHED WORKSHOP ACCOMODATION WITH OFFICE SPACE

UNIT 7 PELAW INDUSTRIAL ESTATE, GREEN LANE, GATESHEAD, NE10 0UW


Naylors
Commercial Property People

naylors.co.uk

Location

The property is located in Pelaw Industrial Estate, just off Green Lane. There is easy access on to the A185 which in turn provides access to the wider Newcastle Gateshead area, along with South Tyneside and Sunderland. Both Heworth and Pelaw Metro stations are within walking distance. The estate comprises of a wide range of industrial uses and is popular with occupiers in the local area.

Description

The subject property is a semi-detached steel portal frame unit with brick and blockwork walls and an asbestos sheet roof comprising circa 15% skylights.

Internally the property benefits from high bay florescent tube lighting, concrete flooring and a gas blow heater located above the roller shutter doors. W.C and Kitchen facilities are provided along with office accommodation. An inspection pit is located in the middle of the concrete floor. This can be covered if required by an incoming tenant. Three manual roller shutter doors provide access to the unit, all measuring 4.56m (wide) x 4.85 (high). Minimum eaves height is 3.56m to the haunch

with maximum eaves height being 7.79m to the apex.

Services

We understand the property benefits from mains supplies of gas, electricity and water. Interested parties are invited to make their own enquiries in this respect.

Accommodation Schedule

Area (GIA)	m ²	ft ²
Unit 7	304.86	3282

Terms

The unit is available by way of a new internal repairing and insuring lease for a term of years to be agreed for a rent of £13,250 per annum.

The tenant is to be responsible for the internal parts of the building along with external doors and windows. The landlord is to be responsible for the external parts of the building.

Rateable Value

The VOA describes the unit as 'workshop and premises.' The unit has a (2017) rateable value of £9700.00

EPC

The building has an EPC rating of D (92).

VAT

All figures quoted are exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal and professional costs.

Further Information

For general enquiries and viewing arrangements please speak to or email:
Duncan Christie
duncanchristie@naylors.co.uk
Telephone 0191 211 1564

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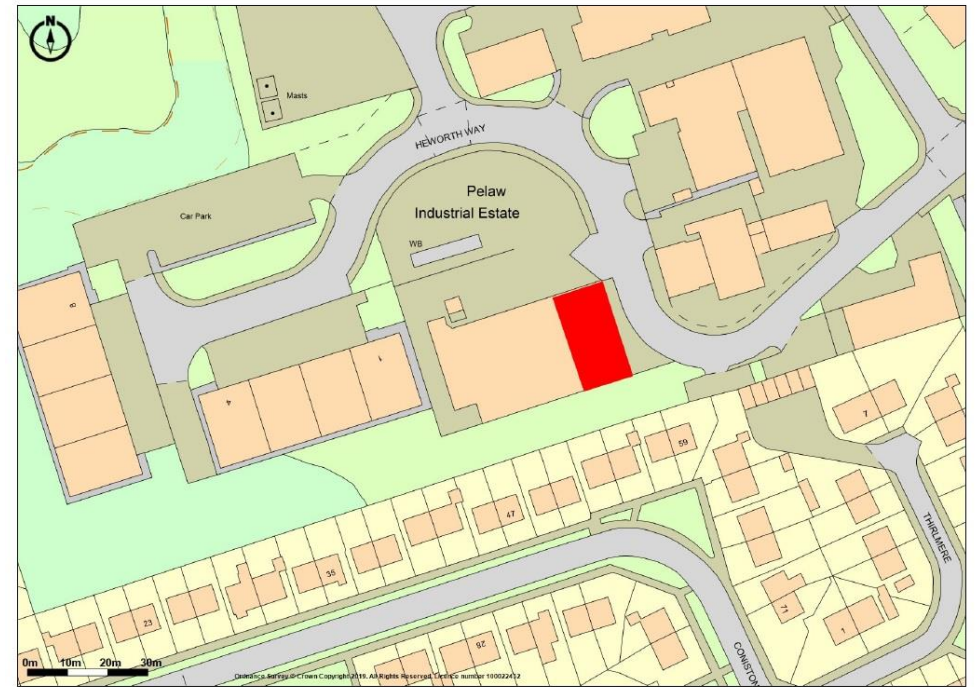
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