

# TO LET

Unit 1 Shelley Road, Newburn Industrial Estate, Newcastle, NE15 9RT



## Warehouse / Factory Premises 2,830m<sup>2</sup> (30,461 sq.ft)

- Established estate only 2 miles from the A1
- Two storey office / ancillary block – 522m<sup>2</sup> (5,623 sq.ft)
- Factory/warehouse area with internal clear height of 5.45m
- Two roller shutter loading doors
- New lease
- Rent £83,750 per annum

## SITUATION

The Newburn Industrial Estate lies 2 miles to the west of the A1 Western By Pass on the north side of the River Tyne. The Estate is 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 front 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 rooflights. There are concrete floors throughout and the factory area provides an internal clear height of 5.45m

Along the eastern side of the warehouse is a works WC / canteen block adjacent to which area a series of store rooms.

To the front of the factory is a part single storey, part two storey office and ancillary block providing a range of private and general offices together with toilet and canteen facilities.

Externally the property has a concrete yard/road to the side providing parking and vehicular access to 2 roller shutter loading doors each 4.25m X 4.25m.

## SERVICES

The property benefits from supplies of all services including a 3 phase electricity supply. Heating to the office and ancillary area is by way of a gas fired boiler serving panel radiators.

Lighting to the premises is by way of fluorescent strips to the office and ancillary areas and low bay sodium units to the factory.

**For further details please contact:**



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**Subject to Contract**

## ACCOMMODATION

The property provides the following gross internal floor areas:

	M <sup>2</sup>	Sq.ft
Ground Floor Front Offices	118	2,019
Link Offices / WCs	144	1,546
First Floor Offices	191	2,058
Factory Area	1,942	20,906
Works WCs / Canteen	109	1,172
Side Stores	256	2,760
<b>TOTAL</b>	<b>2,830</b>	<b>30,461</b>

## ENERGY PERFORMANCE

The property has an EPC rating of \*\*\*.

## RATING

The property is currently assessed at Rateable Value £73,500 and the rates payable for the financial year 2020/21 are £37,485.

## TERMS

The property is offered to ley by way of a new lease for a term of years to be agreed at a commencing rental of £82,500 exclusive of rates.

## VAT

All rents are quoted exclusive of Value Added Tax which will be charged on all rentals and service charges.

## VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Particulars – July 2020  
Images – July 2020







# Shelley Road, Newburn Industrial Estate Newcastle upon Tyne

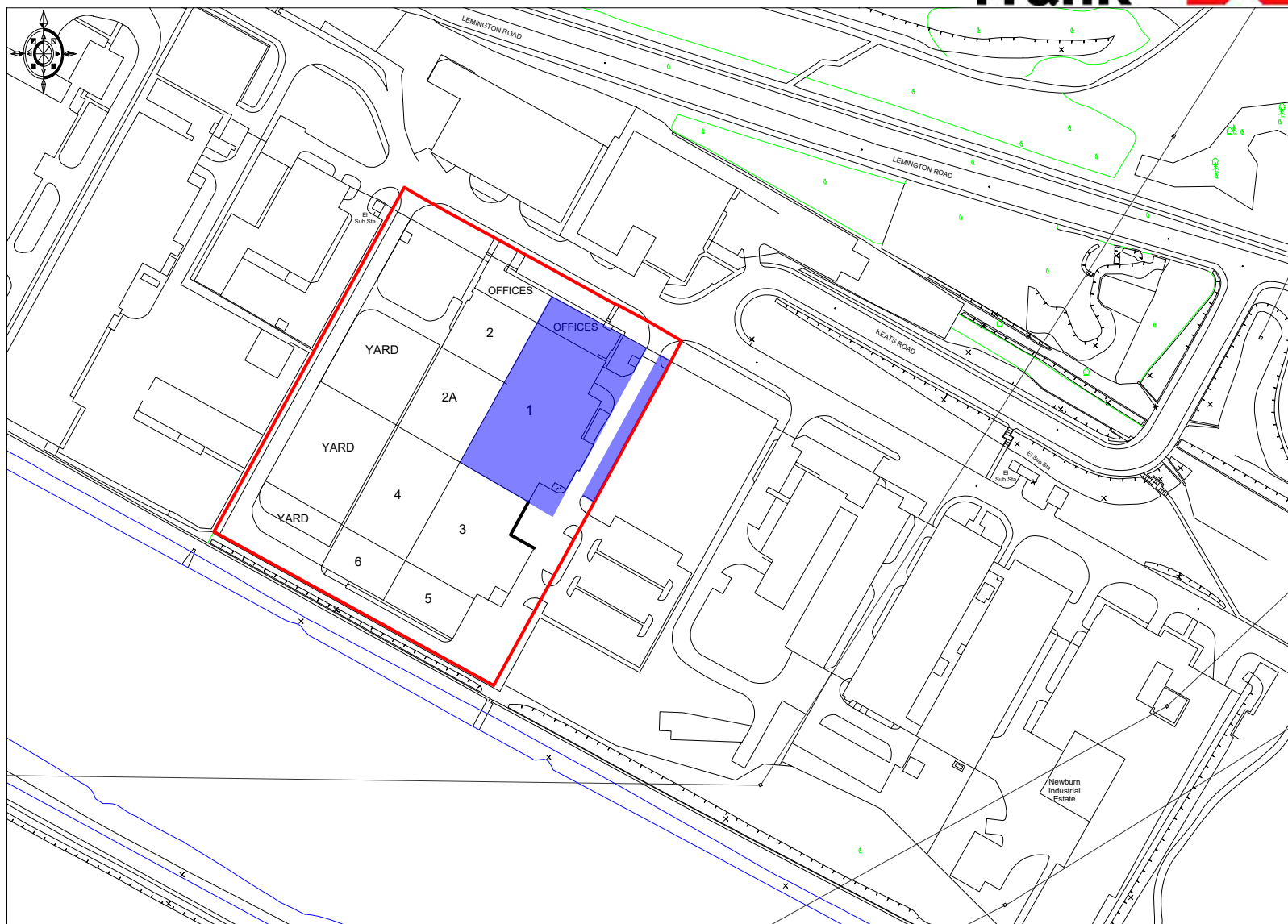


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Shelley Road  
Newburn Industrial Estate  
Newburn



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