



To Let NE10 0EF

1 Neilson Road, Gateshead

SUBJECT TO CONTRACT

- 6,173 sqft (573.5 sqm)
- Established Trade Location
- Fronting A184 – Major Arterial Road
- Adjacent to Howdens & Screwfix
- Forecourt loading and parking

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Location

The property fronts onto the A184 which links into the A167 and forms one of the main arterial roads into Newcastle City Centre. Access to the estate is off Neilson Road opposite Gateshead International Stadium. Newcastle city centre lies approximately 2 miles to the north west with Sunderland city centre approximately 11 miles to the south east.

Description

The estate comprises of four industrial units of which two units are occupied by Howdens Joinery and a single unit by Screwfix.

An end terrace unit of steel framed construction with brick infill walls and a pitched cement sheet covered roof over. Access to the unit is via a single concertina door and there is a small office block to the northern elevation.

Externally there is a tarmacked service yard and car park to the northern elevation which is accessed directly off Neilson Road

Accommodation

	sq m	sq ft
Warehouse/office	573.5	6,173
Total GIA	573.5	6,173



Terms

Available by way of an existing full repairing and insuring lease expiring on the 27th November 2022 at a rent of £32,500pa.

A new full repairing and insuring lease may also be available on terms to be agreed.

Business Rates

We understand that the property is currently assessed at RV £31,360. All interested parties should speak to the Local Rating Authority to confirm the RV and rates payable.

Services

We understand that the property is connected to all mains services. All interested parties must however make their own investigations into service provisions.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

Further details of the EPC rating for the premises are available on request.

Viewing

Via Agents HTA Real Estate: -

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