

TO LET

Unit 3, Riverside Court, Newcastle upon Tyne, NE6 4LT



Modern Industrial Unit with Cranes

10,074 sq. ft. (935.94 sq. m.)

- Modern semi-detached industrial unit
- Car parking and loading to front
- Two travelling crane (1 x 20t and 1 x 5t)
- Offices over two floors.
- Potential to combine with adjoining unit to provide a total of **14,139 sq. ft. of floor space with secure compound**

For further information please contact:

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June 2020

Subject to Contract

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Location

Riverside Court is located within Walker Riverside in Newcastle upon Tyne which is a well-established industrial area, particularly for businesses in the offshore and renewables sectors. Access is via the A186 which connects to the A19 trunk road to the east connecting in turn to the wider road network in the region and beyond.

Description

An end-terraced modern steel portal frame industrial unit with parking and loading area in front. The warehouse space has the benefit of two travelling cranes (1 x 20 tonne and 1 x 5 tonne). There are two storey office to the front incorporating WCs, canteen and kitchen space.

The unit benefits from a single loading door and has a clear eaves height of 6.25m rising to 7.5m at the apex.

Accommodation

The property provides the following gross internal areas:

	Sq. M	Sq. Ft
Warehouse	552.84	5,951
Ground Floor Offices	217.18	2,338
First Floor Offices	165.92	1,786
Total GIA	935.94	10,074

The unit may be available with the one adjoining which would provide a total floor area of 14,139 sq. ft. with secure compound.

Rateable Value

The VOA indicates that the property has the Rateable Value (2017 list) of £50,500.

Services

We understand the property is connected to all main services however we recommend interested parties make their own enquiries in this regard.

EPC

Available upon request.

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed:

Asking rent of £48,500 per annum.

Legal Costs

Each party will be responsible for their own legal/professional fees.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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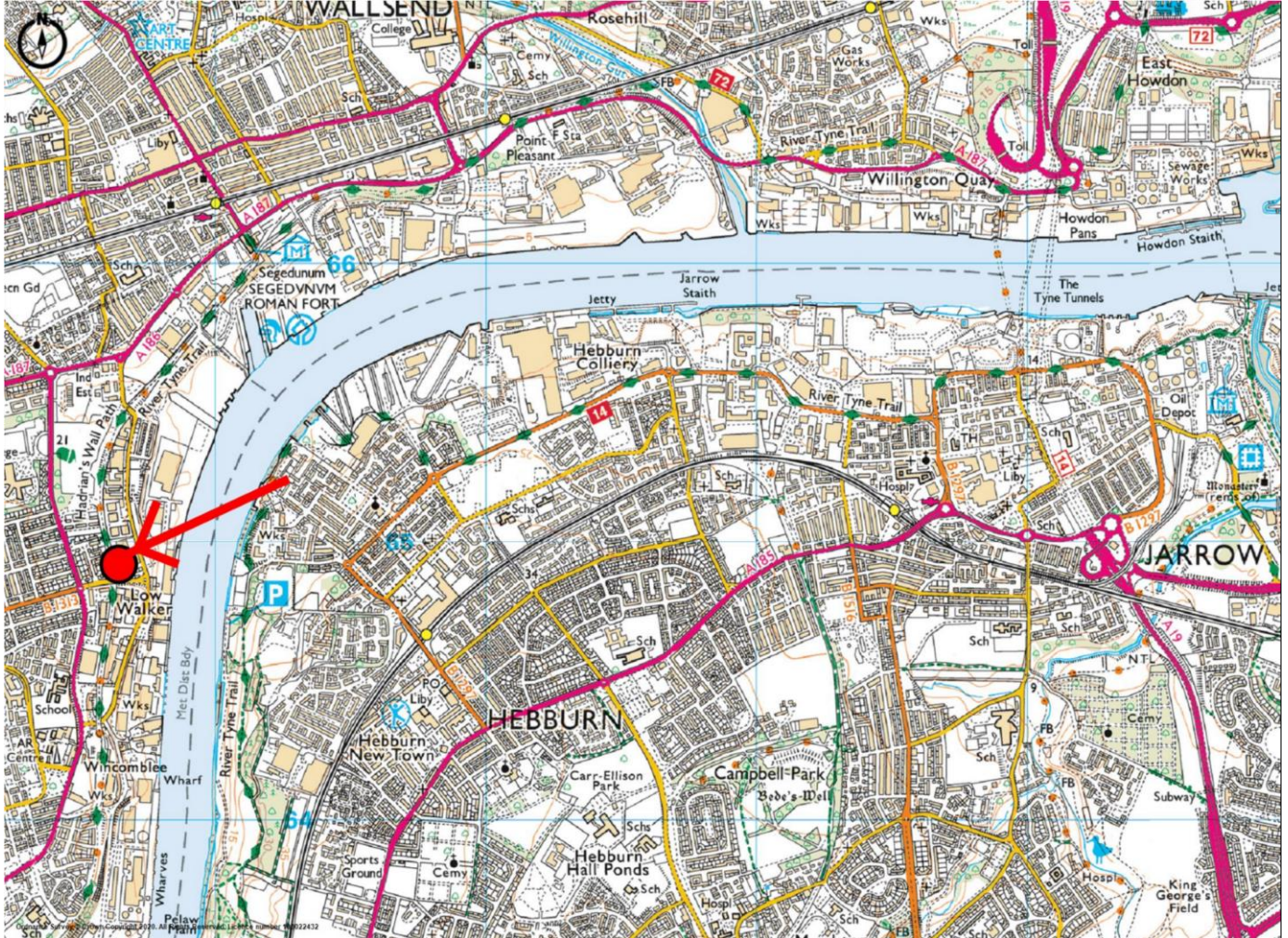


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