



**FOR SALE**

**MODERN INDUSTRIAL COMPLEX WITH SECURE COMPOUND**

2,494.29 sq.m (26,848 sq.ft)

**Units 2, 3 & 4 Riverside Court, Newcastle upon Tyne, NE6 4LT**

**Naylors**   
**Gavin Black**  
Commercial Property People

- Three modern industrial units
- Secured compound space
- Cranes in Unit 3
- Available with vacant possession
- 42 car parking spaces
- May suit investors or owner occupiers
- Potential to sub-divide

## 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

The property comprises of two terraces of modern industrial/warehouse buildings developed around 20 years ago.

Unit 4 is a detached unit with designated car parking and loading area facing onto a shared estate road. The unit has an attractive reception atrium and modern offices over two floors to the front.

The warehouse space is of clear span steel portal frame construction and benefits from high bay lighting and elevated gas blow heating. Externally there is a high electrical roller shutter door exiting onto the loading area, to the side of which is designated car parking.

Units 2 & 3 form a terrace facing south with parking and loading areas in front. The units are largely the same specification as unit 4. Both units have WC facilities and unit 3 benefits from further staff amenities. The units are open internally as the dividing wall has been removed. Unit 3 has the benefit of two travelling cranes (1 x 20 tonne and 1 x 5 tonne). The offices within unit 3 area in good condition and provide modern working space. Unit 2 is more open plan with minimal office content and WC provisions, but benefitting from lighting and overhead suspended gas heating.

To the side of unit 2 there is a secure concrete compound accessed via an electric up/over loading door from the unit. The yard is well secured by a high wall of approximately 3 metres and high metal gates. To the front of

units 2 there are two loading doors with unit 3 having a single loading door.

## Accommodation

	Sq.M	Sq.Ft
Unit 2	337.68	4,065
Unit 3	935.94	10,074
Unit 4	1,180.67	12,709
<b>Total GIA</b>	<b>2,494.29</b>	<b>26,848</b>
	Acres	Hectares
Compound	0.23	0.09

The units each have a clear eaves height of 6.2m rising to 7.5m at the apex.

## Tenure

The properties are held by way of long leasehold for a term of 125 years from 6 November 2001 at a peppercorn.



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## Rateable Value

The VOA indicates that the properties have Rateable Values (2017 list) as follows:

- Unit 2 - £21,250
- Unit 3 - £50,500
- Unit 4 - £53,500

## 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.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## Legal Costs

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

## Proposal

Offers sought in the region of £1.075 million for the long leasehold interest

## VAT

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

## For further information please contact:

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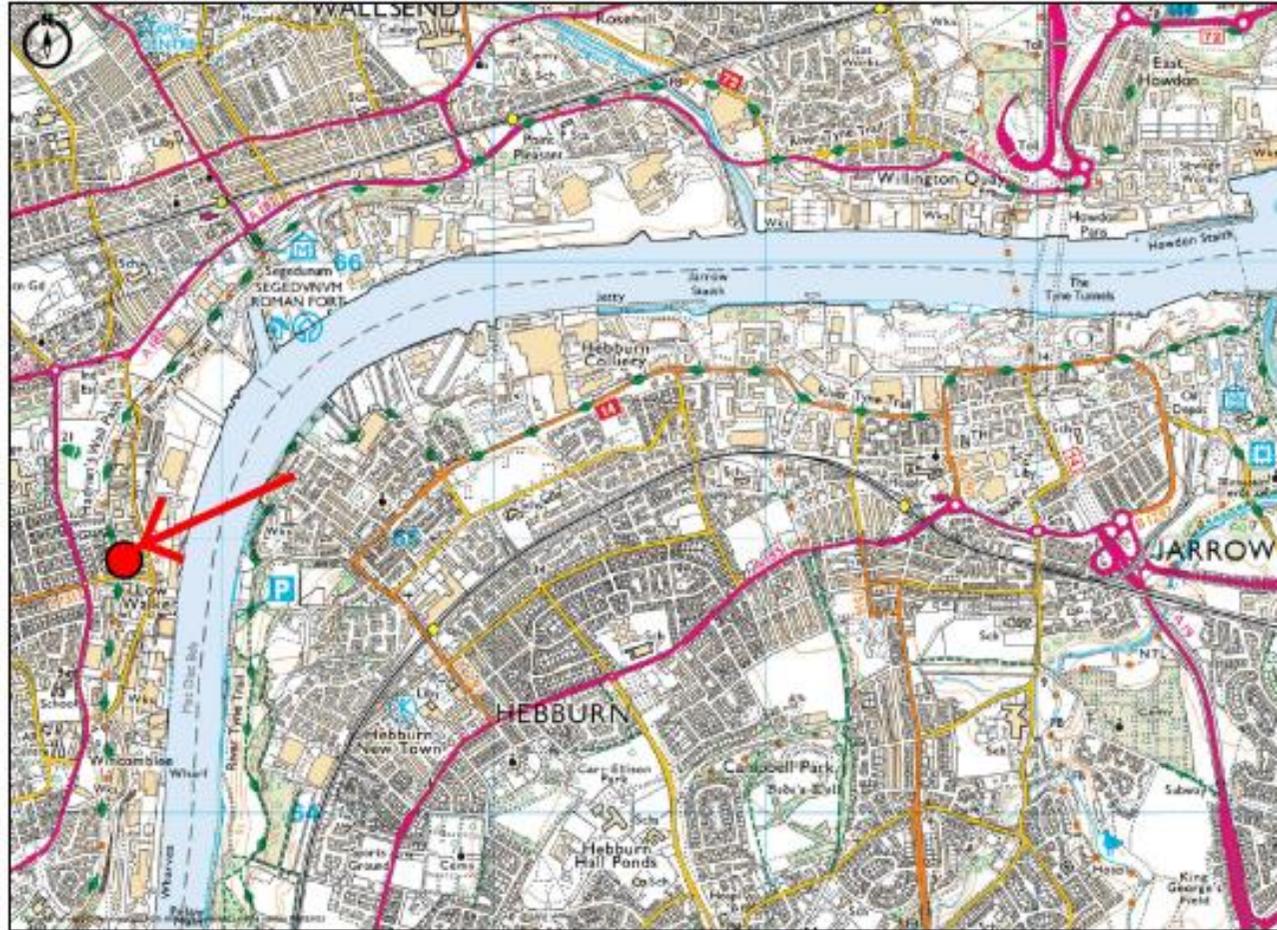


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