

TO LET

Unit A1 Newburn Riverside, Newcastle Upon Tyne, NE15 8NZ



High Quality Industrial/Warehouse Premises 5912 ft² (549.30 m²)

- High Quality Industrial/Warehouse Unit
- 549.30 m² (5912 ft²)
- Landscaped business Park Environment
- Excellent access to the A1(M)

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Subject to Contract

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Location

The Waterfront development is located on Newburn Riverside which is an established prime commercial location on the north bank of the River Tyne. The area benefited from a £46 million investment in reclamation and infrastructure and now forms a high-quality business park environment.

The subject property is accessed from Kingfisher Boulevard which provides dual carriageway access linking the unit to the A695 Scotswood Road and in turn the A1(M).

The surrounding uses are largely industrial and office in nature with occupiers including NHS, Markovitz, and MacFarlane Group. The facilities on the estate also include a day care crèche and café.

Description

The premises comprise a terrace self-contained modern industrial unit of steel portal frame construction with clad elevations on to the roof. There are two pedestrian access points into the property, one to the warehouse and one to the office area.

The offices are carpeted, with category 2 lighting and gas central heating and there is a small kitchen and WCs. Above the office is a mezzanine which is accessed by a stair.

The warehouse is open plan and has an eaves height of approximately 6 metres with an electric up and over roller shutter door.

Accommodation

The accommodation briefly comprises of the following approximate areas:

	m ²	ft ²
Ground Floor	509.46	5,483
Mezzanine	39.84	429
GIA	549.30	5,912

Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

Terms

The property is available at an asking rent of £38,500 per annum.

Rateable Value

The Valuation Office Agency website describes the property as Showroom and Premises:

Rateable Value (2017 List): £31,250

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

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.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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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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