

INDUSTRIAL UNITS TO LET

NEWBURN HAUGH INDUSTRIAL ESTATE

Newcastle upon Tyne NE15 8SG



*image of Unit 18

LOCATION

Newburn Haugh Industrial Estate is located off Riversdale Way, immediately south of Lemington Road in Newburn, Newcastle upon Tyne. The estate benefits from close proximity to the A6085 trunk road, providing access to the A1(M) approximately 0.9 miles to the east allowing for vehicular access to the wider regions road network.

The estate lies south of Lemington, with the established Newburn Riverside and Gateway mixed use development a short distance south of the subject.

DESCRIPTION

The estate comprises terraced industrial units of steel portal frame construction.

The external elevations are of insulated profile metal cladding (above brick to the front elevation) under a pitched roof. Internally the units are to be refurbished, but currently comprises concrete flooring, strip lighting, translucent roof panels to roof and one electrically operated roller shutter door.

Each property benefits from assigned car parking spaces.

Each unit benefits from W/C access.

ACCOMODATION

The estate comprises the following properties with corresponding approximate Gross Internal Areas;

AVAILABLE UNIT	SQ FT	SQ M	RENT (P.A.)
Unit 3	1,548	143.7	£11,600
Unit 5	1,596	148.3	£11,650
Unit 12	1,000	-	£8,500
Unit 15	4,027	374.1	£24,250
Unit 18	1,998	185.6	£14,500

TERMS

The properties are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RATEABLE VALUE

Some of the properties on the estate fall within Small Business Rates Relief exemption, however all interested parties are advised to make their own enquiries via the relevant local authority.

EPC

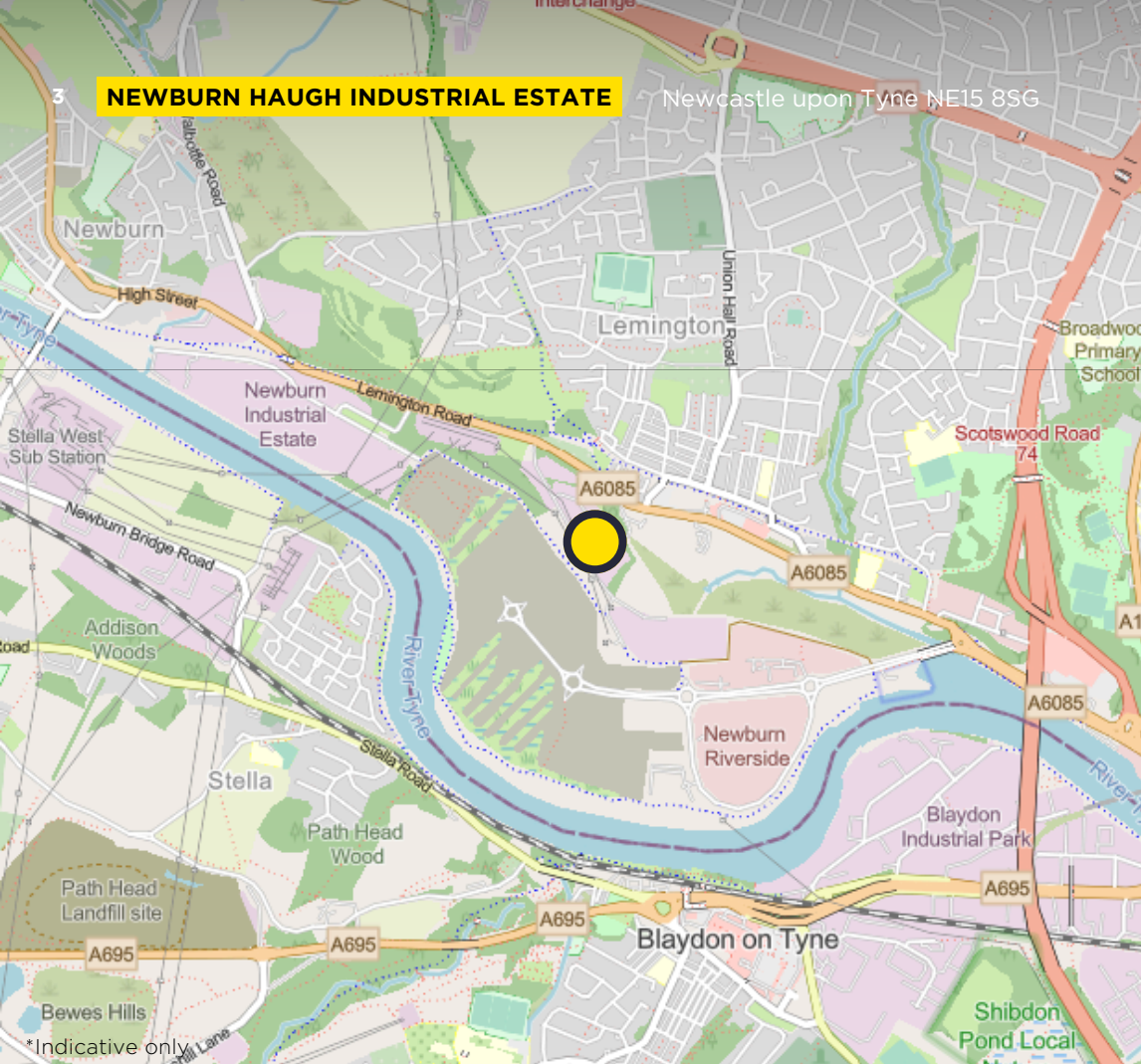
EPC ratings range on the estate range between C-D. Individual EPCs are available on request.

SERVICES

We understand the properties benefit from gas, water and electric connection.



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RENT

As in the above table.

VAT

All rents and prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to bear their own costs incurred.

CONTACT

For further information please contact:

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