

INDUSTRIAL UNITS TO LET

# DENMARK STREET INDUSTRIAL ESTATE

Newcastle upon Tyne NE6 2XF



savills

\*image of Unit 27

## LOCATION

Denmark Street Industrial Estate is located off Denmark Street, immediately north of Shields Road in Byker, Newcastle upon Tyne. The estate benefits from close proximity to the A193 arterial road, providing access to the A167(M) approximately 1.5 miles to the west allowing for vehicular access to the wider regions road network.

The estate lies a short distance south of the A1058 Coast Road, with the suburbs of Heaton and Byker all within the immediate proximity.

## DESCRIPTION

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

The external elevations are of brick construction under a flat roof. All units benefit from W/C facilities and a roller shutter door to the front elevation.

Each property benefits from assigned car parking spaces to the front.

The size and location of the properties make the accommodation suitable for both self storage and general B2/B8 uses, with most of the existing units currently utilised as surplus storage/lock up space.

## ACCOMODATION

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

AVAILABLE UNIT	SQ FT	SQ M	RENT (P.A.)
Unit 19	500	46.4	£5,000
Unit 27	1,477	137.2	£11,100

## 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

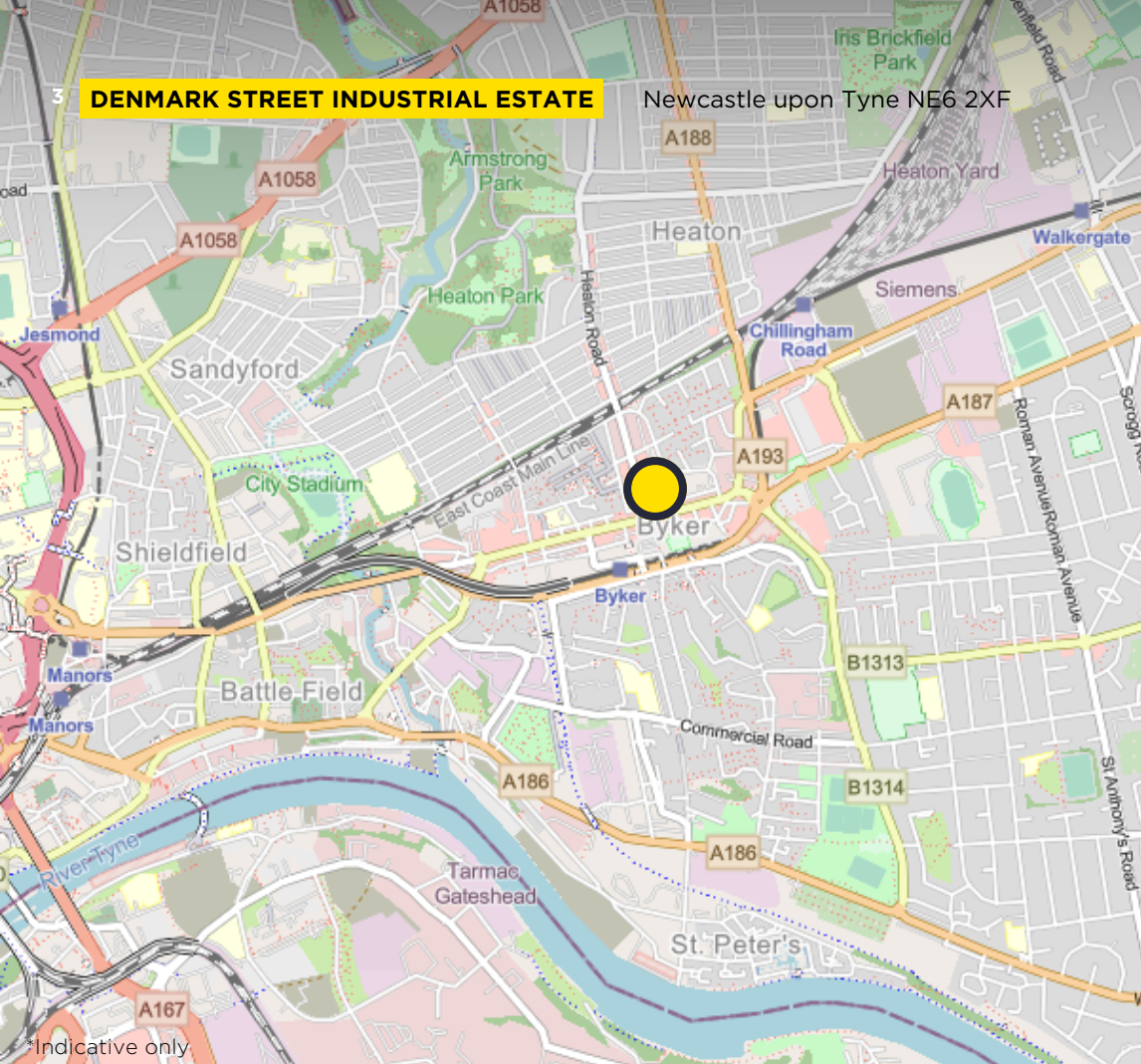
EPC ratings on the estate are currently being assessed. Further details are available on request.

## SERVICES

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



\*image of Unit 19



Indicative only

### IMPORTANT NOTICE

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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:

**Oliver Bartles-Smith**  
oliver.bartlessmith@savills.com  
+44 (0) 7977 141 879