



## Extensive Warehouse and Office Premises

19,984 ft<sup>2</sup> (1,856.60 m<sup>2</sup>)

- Self-contained detached office / warehouse premises
- Excellent transport links
- Low site coverage with potential to extend

For further information please contact:

Keith Stewart

E: [keith@naylorsgavinblack.co.uk](mailto:keith@naylorsgavinblack.co.uk)

DD: +44 (0)191 211 1559

Duncan Christie

E: [duncan@naylorsgavinblack.co.uk](mailto:duncan@naylorsgavinblack.co.uk)

DD: +44 (0)191 211 1564

Tobi Morrison

E: [tobi.morrison@naylorsgavinblack.co.uk](mailto:tobi.morrison@naylorsgavinblack.co.uk)

M: +44 (0) 7544 655220

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## FOR SALE OR TO LET

8-10 Saltmeadows Road, Gateshead,  
NE8 3AH

### Situation

Saltmeadows Road in the principal thoroughfare of East Gateshead Industrial Estate which in turn is located approximately 2 miles east of Central Newcastle/Gateshead. Access to all parts of the region is quick and easy via the Felling Bypass which gives access to the A19 and A194 to the east whilst the A184 provides connection through to Team Valley and the A1(M).

### Description

The property comprises a warehouse with two-storey offices to the front with 360 degree circulation externally.

The offices to the front elevation have been extended by the current owner to create a showroom with ancillary mezzanine above which creates an attractive opening for either open plan working or trade related space. These areas also have office and meeting rooms together with WCs, kitchen, tea point and are well fitted with Category II lighting, suspended ceilings, partial carpeted/wooden floors where the front elevation have single glazed windows with partial internal secondary glazed panels.

To the rear of the offices is a warehouse which has been split in two to create two areas which have an eaves height of 4.6m and has three loading doors which open out onto a yard area which is fully enclosed by a palisade fence. The doors measure approximately 3.5m wide by 3.5m high.

The property is of brick construction with clad elevations above and to the roof. There is gas central heating in the offices together with

Powermatic heating to the warehouse. The warehouse has LED lighting and to the rear of the property there is an area of expansion land which could be developed to create an extension to the property, subject to landlord's consent, or to create additional yard or parking.

To the front of the premises there are a number of car parking spaces.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

	M <sup>2</sup>	Ft <sup>2</sup>
Two-storey office/mezzanine area	744.90	8,018
Warehouse, stores, trade counter and dispatch area	1,111.70	11,966
<b>Gross Internal Area</b>	<b>1,856.60</b>	<b>19,984</b>

**Site Area Approx. 1.31 acres**

### Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at an annual rental of £80,000 exclusive.

### Price

The property is held on a long leasehold basis for a term of 125 years from 25 December 2014 with 5 yearly rent reviews at a current ground rent payable of £12,150. Our client is seeking offers in the region of £750,000 exclusive.

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### Rateable Value

The Valuation Office Agency website describes the property as warehouse and premises.

The Rateable Value listed from 1 April 2023 is £40,250.

### Services

The property has all mains services including three phase electricity. Interested parties are advised to make their own enquiries in this respect.

### EPC

The property has an EPC rating of E 107.

### VAT

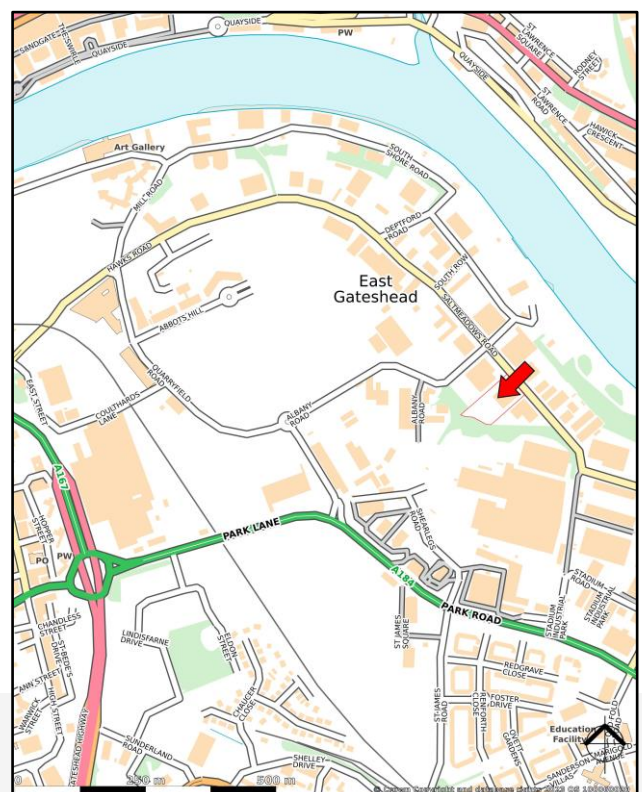
All rents quoted are exclusive of VAT where charged.

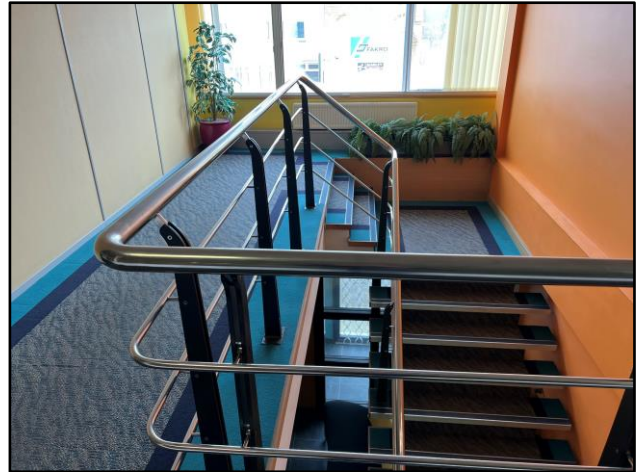
### Legal Costs

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.





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