



## TO LET – Modern Warehouse / Industrial Unit

Unit C, Merlin Way, Hadrian Industrial Park, Newcastle Upon Tyne, Tyne And Wear, NE27 0QG

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

## INDUSTRIAL

- High quality industrial unit with two-storey offices
- Excellent links to the A19 / A1058 Coast Road and Tyne Tunnel
- High bay warehouse
- Enclosed secure yard
- Approximately 80 car parking spaces

### Location

The property is located on Merlin Way which is just off Silver Fox Way within New York Industrial Estate, North Tyneside. Communication links are excellent with the A1058 Coast Road approximately half a mile away which connects Newcastle City Centre approximately 6 miles west whilst the Tyne Tunnel and A19 Silverlink junction approximately 1 mile.

Within the immediate area is Cobalt Business Park which is one of the largest office developments in the UK, two hotels

including Silverlink Retail Park, a number of car show rooms together with supermarkets.

Nearby occupiers include BSS, Elanders, Freudenberg, Galaxy Insulation, North Tyneside Council headquarters, Sage and Proctor and Gamble.

The surrounding area is well served by public transport where there are a number of bus routes together with Northumberland Park and Shiremoor Metro Stations a short distance away.

### Description

The property comprises a detached high bay industrial warehouse unit which was built in the 1990s which is of steel frame construction with insulated clad elevations and roof with partial brick walls. There is an attractive glazed reception / offices together with toilets, canteen on the ground floor and these areas are open plan in nature.

There are traditional first floor offices which are relatively open plan in nature with a passenger lift together with toilet facilities and tea point. There are 3 meeting rooms with attractive full height glazed panels and air conditioning units.

The offices have double glazed windows, gas central heating, carpeted throughout with Category II lighting. The toilet areas within the offices and ancillary areas are of a high standard.

The warehouse has painted walls, floor and has 4 gas blower heaters together with high bay sodium lights. The eaves height extends to 9m and there are 2 electric rolling doors which open out to a secure concrete gated yard which is 26m deep by 45m wide.

There is approximately 80 car parking spaces to the side of the property.

## Accommodation

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

	Sq Ft	Sq M
Warehouse including Ground Floor Office/Amenities	47,394	4,402.9
First Floor Offices	5,578	518.2
<b>Total</b>	<b>52,972</b>	<b>4,921.1</b>

## Terms

The property is available on a new FRI lease for a term to be agreed.

## Rent

£320,000 Per Annum

## EPC

The property has an EPC rating of B47.

## Rateable Value

The Valuation Office Agency website describes the property as 'Factory and Premises'.

Rateable Value (2023 List): £255,000.

## Legal Costs

Each party will be responsible for their own legal and professional costs incurred in the transaction.

## 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.

## 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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## For further information please contact:

Keith Stewart  
Tel: 07796302147  
Email: keith@naylorsgavinblack.co.uk

Duncan Christie  
Tel: 0191 211 1564  
Email: duncan@naylorsgavinblack.co.uk









NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:

- (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.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (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.

