

TO LET

Former SMD Logistics Centre,
Davy Bank, Wallsend, NE28 6UZ



Prominent workshop unit with secure yard 1,061 m² (11,426 sq.ft)

- Prominent location with frontage to Hadrian Road and Davy Bank
- 2½ miles from the A19 Tyne Tunnel and 4 miles from Newcastle city centre
- Internal height 5.0m
- 3 interconnecting workshop areas with office and welfare facilities
- 4 No. level access loading doors
- Secure yard area
- Rent: £57,000 per annum

SITUATION

The property occupies a prominent position on the roundabout junction of the A187 Hadrian Road and Davy Bank on the outskirts of Wallsend, only 2½ miles from the A19 Tyne Tunnel entrance and 4 miles east of Newcastle.

The Hadrian Road Metro Station is directly opposite the site.

Please see the attached plans for more detailed information.

DESCRIPTION

The property comprises a prominent industrial/former garage premises built in 3 distinct areas, each of which is interconnecting.

The elevations are of cavity brickwork/blockwork and the roof areas are double pitched with a mixture of corrugated asbestos cement and profile steel sheet covering supported on steel trusses.

Internally the buildings have concrete floors throughout and an internal clear height of 5.0m. .

In the south bay is a single storey office and welfare facility with mezzanine storage over and there are also toilets in a block to the front of the north bay.

Externally the property has a good sized yard area to the front (west) which provides vehicular access to 3 No. roller shutter loading doors to the west elevation and a further shutter door serving the rear bay from the north.

The whole site is enclosed by galvanised steel palisade security fencing with a double access gate from Davy Bank.

Services

The units benefit from all mains services including a 3 phase electricity supply.

Lighting is from LED batons to the factory areas and recessed LED strips to the office areas.

Heating to the workshop space is by way of gas fired blower units

For further details please contact:

ACCOMMODATION

The unit provides the following Gross Internal Floor Areas:

| | M ² | Sq Ft |
|--------------------------|----------------|---------------|
| Front Workshop & WCs | 291 | 3,136 |
| South Workshop & offices | 444 | 4,784 |
| Rear Workshop | 326 | 3,506 |
| Total | 1,061 | 11,426 |

RATING

The property will require separate assessed for rates purposes.

ENERGY PERFORMANCE

The property has energy performance rating of E112.

TERMS

The premises are offered to let by way of a new lease for a term of years to be agreed at a rent of £57,000 per annum.

VAT

All prices and rents are quoted exclusive of VAT.

VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Particulars - May 2024
Images – May 2024



MARK PROUDLOCK
0191 5945019 or 07766 968891
Mark.proudlock@knightfrank.com

JAMIE PARKER
0191 5945026 or 07974 398194
Jamie.parker@knightfrank.com

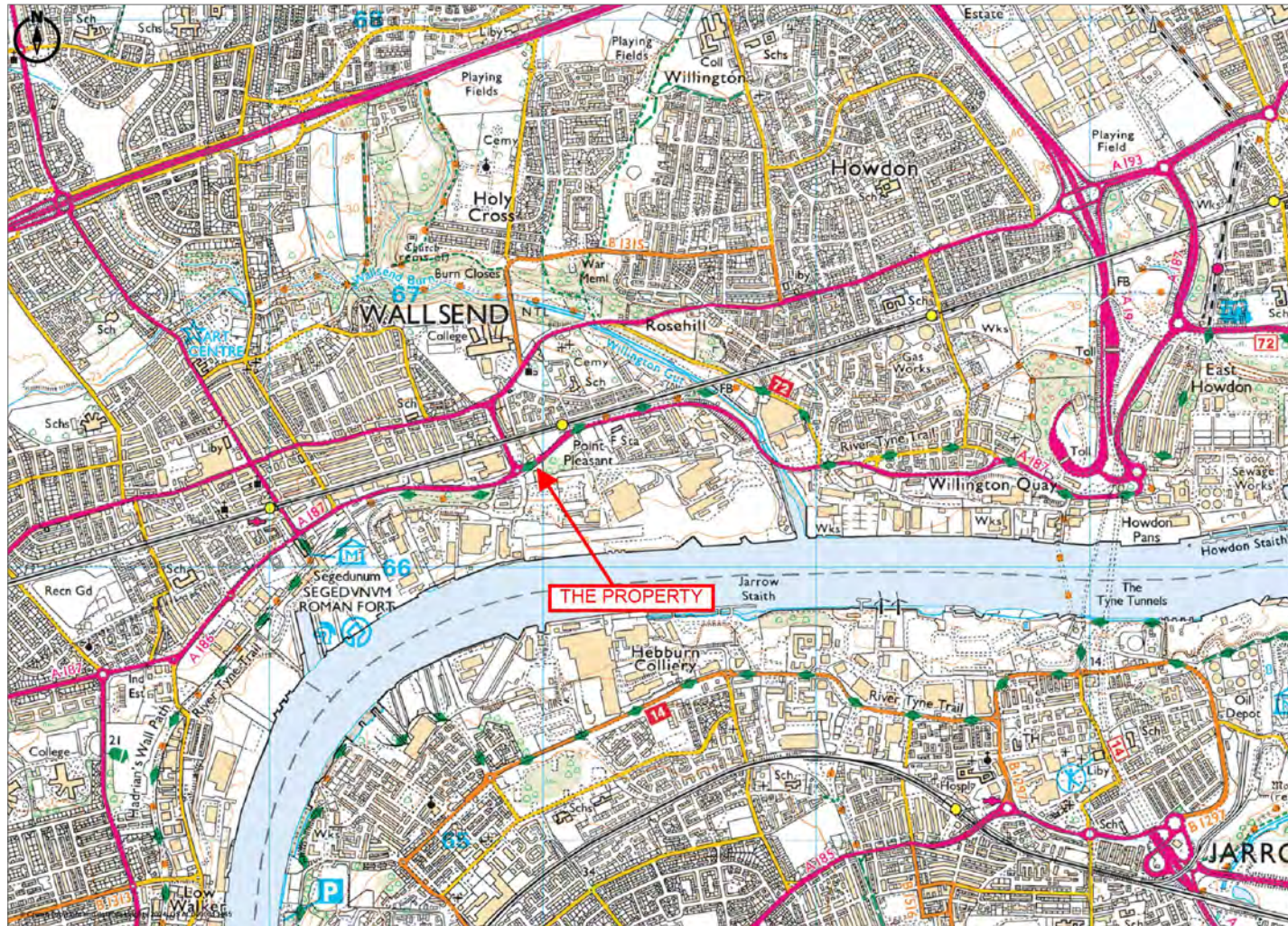
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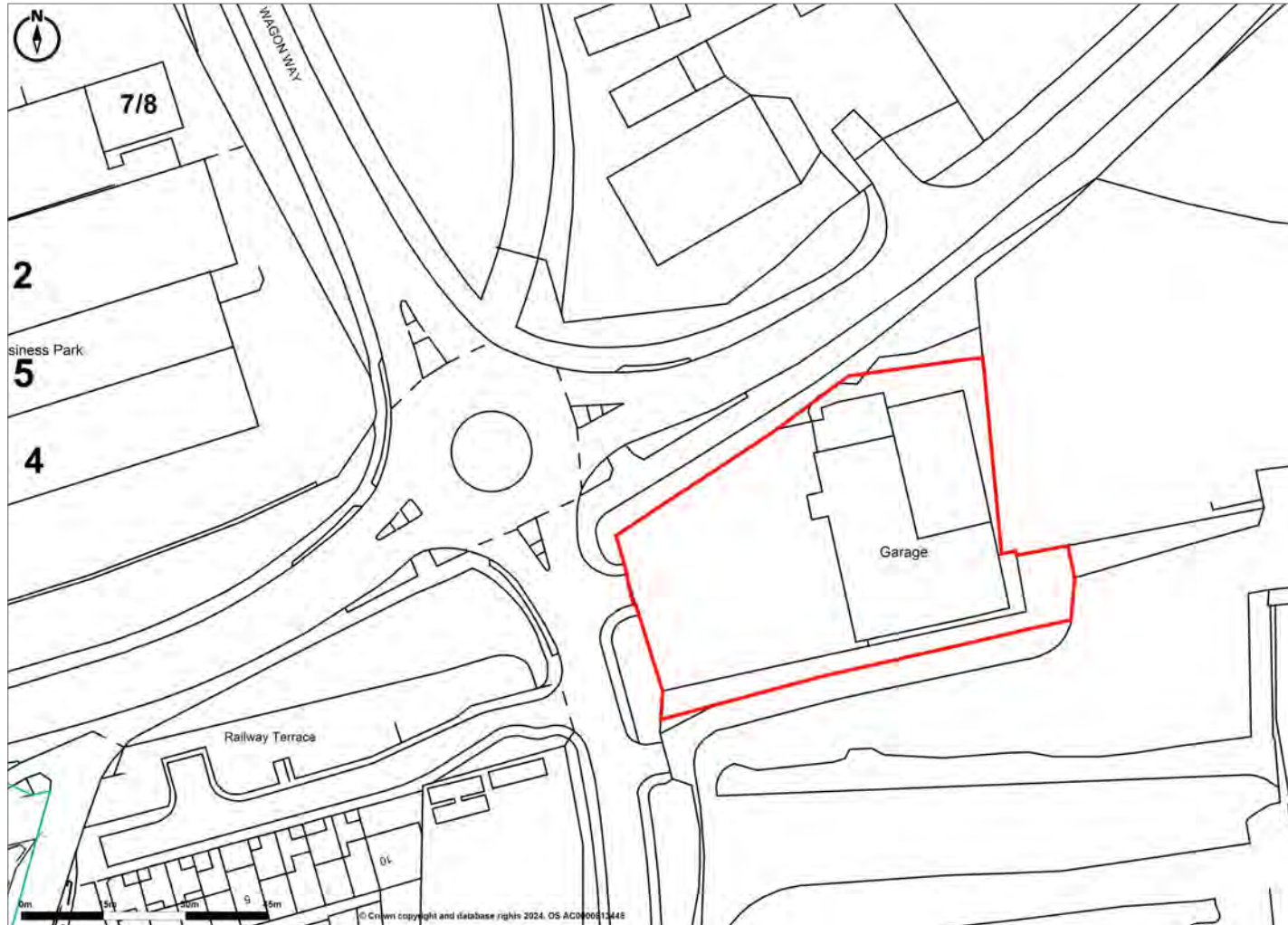
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Davy Bank, Wallsend - plan