

# To Let

Yard 2, Derwenthaugh Industrial Estate,  
Derwenthaugh Road, Swalwell, NE16 3BQ

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## Secure Fenced Yard

Area 1,696 m<sup>2</sup> (0.42 acre)

- Strategically located estate adjacent to A1 Western Bypass
- Fenced hardcore surfaced compound with water, electric and drainage connections
- Security controlled estate
- Available by way of new leases
- Rent - £15,000 per annum

## SITUATION

The Derwenthaugh Industrial Estate is strategically located immediately adjacent to the A1 Western Bypass approximately 4 miles to the west of Newcastle City Centre and Gateshead town centre and within only ½ mile of the MetroCentre.

Please refer to the attached plan and map for further directions.

## DESCRIPTION

This small estate offers a range of different styles and sizes of building comprising traditional office and workshop / storage space with the additional benefit of adjoining secure compounds.

There are a series of secure yards on the site which are more clearly identified on the attached site plan. Each is finished in either concrete or hardcore with security fencing and double access gates. There are connections of water and electricity to each compound and where possible a foul drainage connection.

## TERMS

The yard 2 is offered to let by way of new leases on terms to be agreed at the rents set out below.

The Landlord operates a service charge on the estate which covers the cost of the repair and upkeep of the estate common parts and site security.

## ENERGY PERFORMANCE

Open yards don't require EPC assessment.

## VAT

All rents and prices quoted are subject to Value Added Tax (VAT) which will be charged at the prevailing rate.

## VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Unit / Yard	Description	M <sup>2</sup>	Sq.ft / acres	Rent pa	Rateable Value	EPC Asset Rating	Service Charge pa
Yard 2	Hardstanding	1,696	0.42 acre	£15,000	£13,500 Payable £6,737	N/A	£2,250

For further details please contact:



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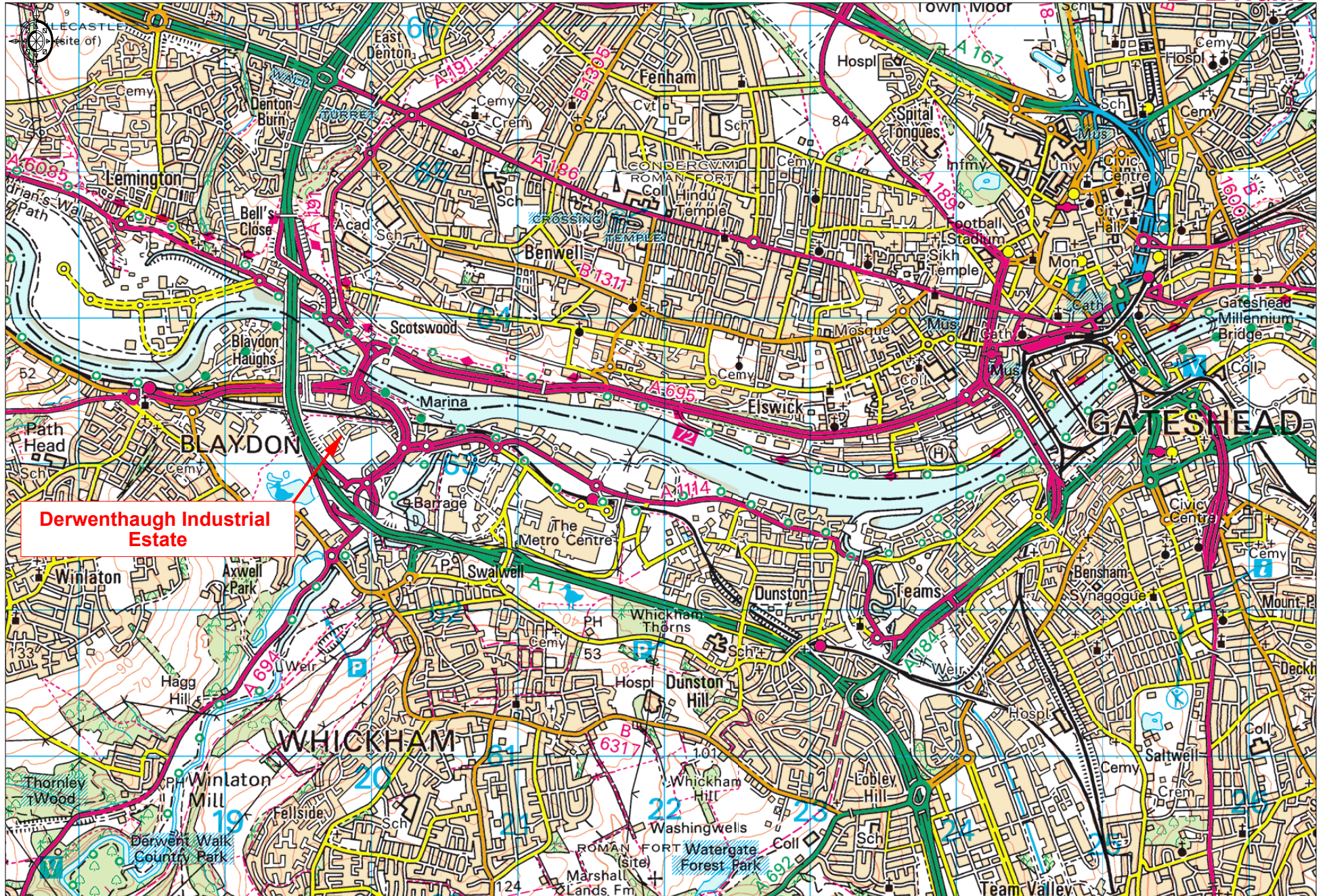
Particulars: Dec 2023  
Images : June 2018

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# Derwenthaugh Industrial Estate, Swalwell



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