



Railway Street, Newcastle Upon Tyne NE4 7AD

**TO LET**  
**FOR SALE**

Industrial/Warehouse/Trade Unit -  
Price and Rent Reduced

**15,096 Sq Ft**  
**(1,402 Sq M)**

## DESCRIPTION

A brick built unit under a flat roof with monitor type roof lights accessed from its eastern and western elevations by two electric roller shutter doors. The unit incorporates a trade counter/showroom area on a split level incorporating a suspended ceiling with recessed lighting, office and welfare facilities.

- ✓ 1,402 sq m (15,096 sq ft)
- ✓ Popular trade pitch off Scotswood Road
- ✓ 4.0m Eaves
- ✓ Two roller shutter doors 4.8m wide x 3.5m high
- ✓ One mile from City Centre



## LOCATION

Located in a prominent position on the corner of Maiden Street and Railway Street just off Scotswood Road approximately one mile from the city centre. A sought after trade and automotive pitch with nearby occupiers including Speedy Hire, Toolstation, Lookers and Newcastle Motorcycles.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
<b>Total</b>	<b>15,096</b>	<b>1,402</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

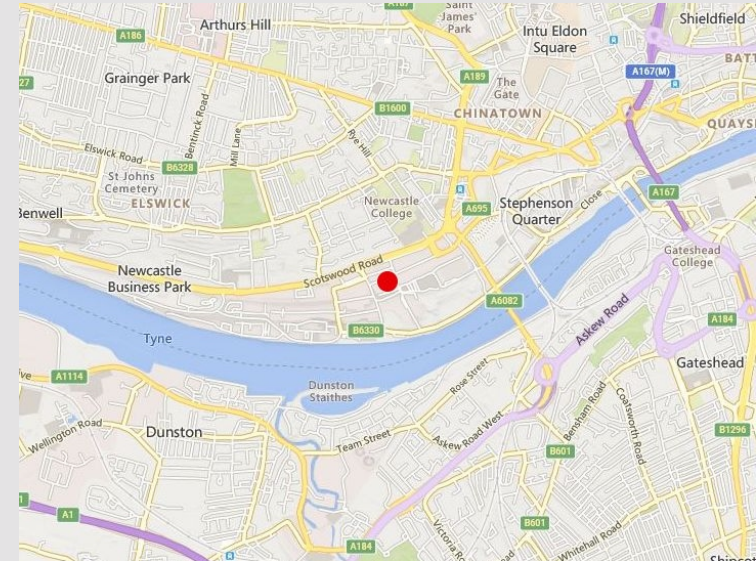
## BUSINESS RATES

Rateable Value £42,250

## TERMS

Available to let on a new FR&I lease for a term and rent review pattern to be agreed at a rent of £55,000 pa. Alternatively the freehold interest is available for £675,000.

EPC C-65



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Regulated by RICS 08-Jul-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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