



5 Penn Street, Newcastle Upon Tyne NE4 7BG

**TO LET**

Due to Relocation - REDUCED RENT

**7,310 Sq Ft  
(679 Sq M)**



## DESCRIPTION

A semi-detached light industrial/warehouse unit of steel portal frame construction with brick and profile sheet clad elevations under a dual pitched profile sheet clad roof. It has a minimum eaves height of 3.2m rising to 4.1m at the apex. Attached is a two storey office block under a flat roof, the ground floor of which provides a trade counter area. Externally there is a tarmac forecourt providing staff and customer parking which is secured by a steel palisade fence. The unit is accessed by two roller shutter loading doors.

- ✓ **679.08 sq m (7,310 sq ft)**
- ✓ **Established trade area**
- ✓ **Off Scotswood Road**
- ✓ **1.25 miles from the city centre**



## LOCATION

The property is located on Penn Street off Dunn Street which is accessed via Scotswood Road approximately 1.25 miles south west of Newcastle City Centre. It is in the heart of a trade area with nearby occupiers including Howdens, Tool Station, Plumbase and Auto Windscreens.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Industrial/Warehouse	4,994	464
Ground Floor Office/Trade Counter	1,171	109
First Floor Offices	1,145	106
<b>Total</b>	<b>7,310</b>	<b>679</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.

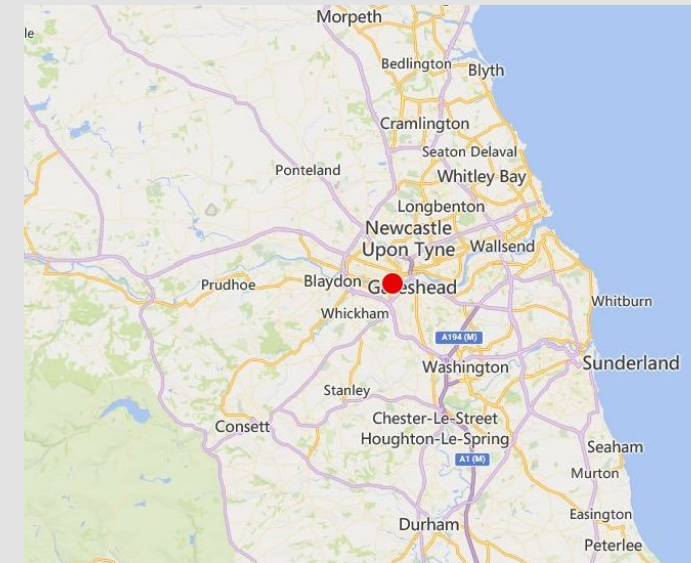
## BUSINESS RATES

Warehouse & Premises - RV £31,750

## TERMS

Available on a new full repairing and insuring lease at a rent of £35,000 per annum.

EPC C-69.



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Regulated by RICS 08-Jul-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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