

FOR SALE

- ✓ 1.22 acre site
- ✓ 2.57m min eaves
- ✓ 6.6m apex
- ✓ 5.3m x 3.1m roller shutter
- ✓ 2.5m x 3.0m roller shutter
- ✓ Good access to A184

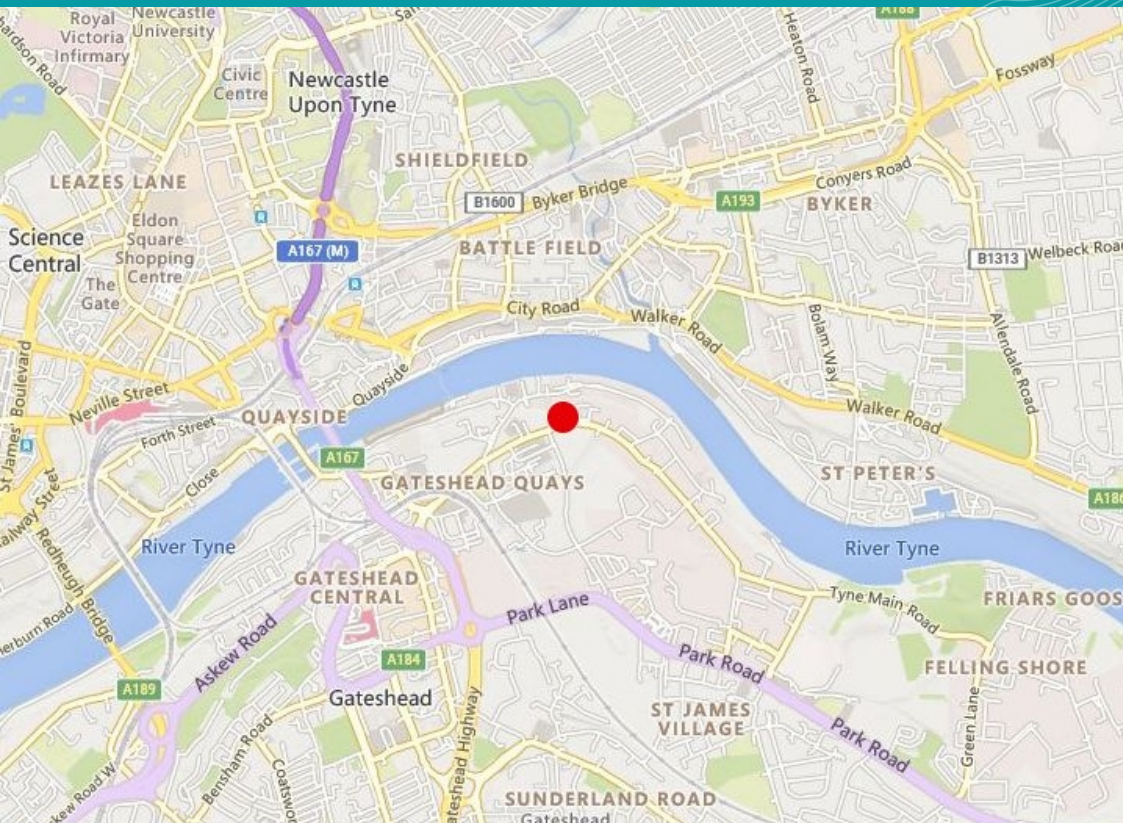


Hawks Road, Gateshead NE8 3BL

Industrial/Warehouse Unit with Offices & Yard
- Development Potential

18,321 Sq Ft
(1,702 Sq M)

Hawks Road, Gateshead NE8 3BL



DESCRIPTION

A single storey warehouse accessed from a generous tarmac rear yard of circa 0.5 acres fronted by a two storey office facility which requires full refurbishment. There is separate forecourt parking, and the site benefits from a road frontage of 60m.

LOCATION

The premises are located in a commercial/industrial area close to Gateshead town centre off the A184 some 2.5 miles east of the A1M and 5 miles west of the A19.

PLANNING

We understand that the Local Planning Authority will support mixed use development in this area.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Warehouse/Trade Counter	11,806	1,097
Offices - Ground	4,716	438
Offices - First	1,799	167
Total	18,321	1,702

TERMS

Our clients wish to dispose of their long leasehold interest which is for 99 years from 26 November 1964 at a passing rent of £7,500 pa.

Further details on application.

BUSINESS RATES

Warehouse - £31,500
Offices - £22,500

VAT

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

EPC

D-78

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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**Lambert
Smith
Hampton**

Mr Andrew Wright
0191 338 8320
awright@lsh.co.uk