



**20 Point Pleasant Industrial Estate, Wallsend, NE28 6HA**  
**£550 Per Month**

# 20 Point Pleasant Industrial Estate, Wallsend, NE28 6HA

- **Popular Industrial Estate**
  - 1.1 mile from A19
- **Electrical Roller Shutter**

- **Suitable for a variety of uses**
  - 48sqm (517 sqft)
  - Kitchen and WC

## MATERIAL INFORMATION

RENT: £550 + VAT pcm  
SERVICE CHARGE: None.  
TERM: The unit is available by way of a new commercial tenancy with terms to be agreed. Proposals will be considered on an individual basis.  
DEPOSIT: £1,140  
PROPERTY TYPE: Industrial Unit/Warehouse  
UTILITIES: Electricity and water. No Gas.  
PARKING: On site.

## LOCATION

The property is located at Point Pleasant Industrial Estate on the north bank of the River Tyne at Willington Quay, Tyne and Wear. The development lies approximately five miles East of Newcastle City Centre. It is conveniently located for access to local services and facilities in Wallsend, Hadrian Road and Wallsend Metro Stations and for access to the A19 north and southbound which is around a mile and a half to the east.

## DESCRIPTION

The property is a steel portal from production/storage premises with electric roller shutters over a vehicle access. The interior is mainly open plan with a small kitchen and wc.

## EXTERNAL

Open aspect parking bay to the front of the property.

## ACCOMODATION

Main Production Area  
Kitchen  
WC  
Gross Internal Floor Area. 48sqm (517 sqft)

## RATES

The property has been assessed as having a Rateable Value of

£3,050. Enquires should be made direct at <https://www.tax.service.gov.uk/business-rates-find>

## ENERGY PERFORMANCE CERTIFICATE

The property currently has a rating of 85 D.

## TERMS

The unit is available by way of a new commercial tenancy with terms to be agreed. Proposals will be considered on an individual basis.

## RENT

The rent is £550 + VAT per calendar month.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to R.A. Jackson & Son LLP upon this basis, and where silent, offers will be deemed net of VAT.

## MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact the office on 0191 257 1253 or [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

## Our Services

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Commercial Sales and Lettings  
Professional Valuation of Commercial and Residential Property  
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Acquisition

To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

