

INDUSTRIAL DESIGN AND BUILD OPPORTUNITIES TO LET

Oceana Business Park, Davy Bank, Wallsend NE28 6UZ



Sanderson
Weatherall



Key Points

- **Design and Build Opportunities**
- **Up to 160,000 sq ft**
- **Plots available to suit any size requirements**
- **9.5 acre site (3.99 hectares)**
- **Located adjacent to the A19**

Location

Oceana Business Park is located on Davy Bank in Wallsend, Newcastle. This long established business park is situated approximately 5 miles east of Newcastle upon Tyne and 3 miles west of the A19 which is one of the region's major trunk roads providing access to Newcastle upon Tyne in the North and Sunderland and Teesside in the south. The A1(M) is located approximately 8 miles south of the site. The site is also approximately 0.3 miles from Wallsend Town Centre. The site is accessed down Davy Bank off Hadrian Road.

Description

The site is irregular in shape and mainly flat with the majority of the site comprising hardstanding and buildings.

Accommodation

The site extends to approximately 3.99 hectares (9.5 acres). Plots are available to suit any size requirements. Light Industrial uses up to 15,000 sq m (160,000 sq ft). Specification and delivery to be confirmed with the occupier.



Services

All mains services to be provided.

Business Rates

To be confirmed.

Terms

Leasehold terms on application.

EPC

To be confirmed.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs.

Further Information

Strictly by prior appointment with the agents:

James Fletcher
07894 411 871
james.fletcher@sw.co.uk

or

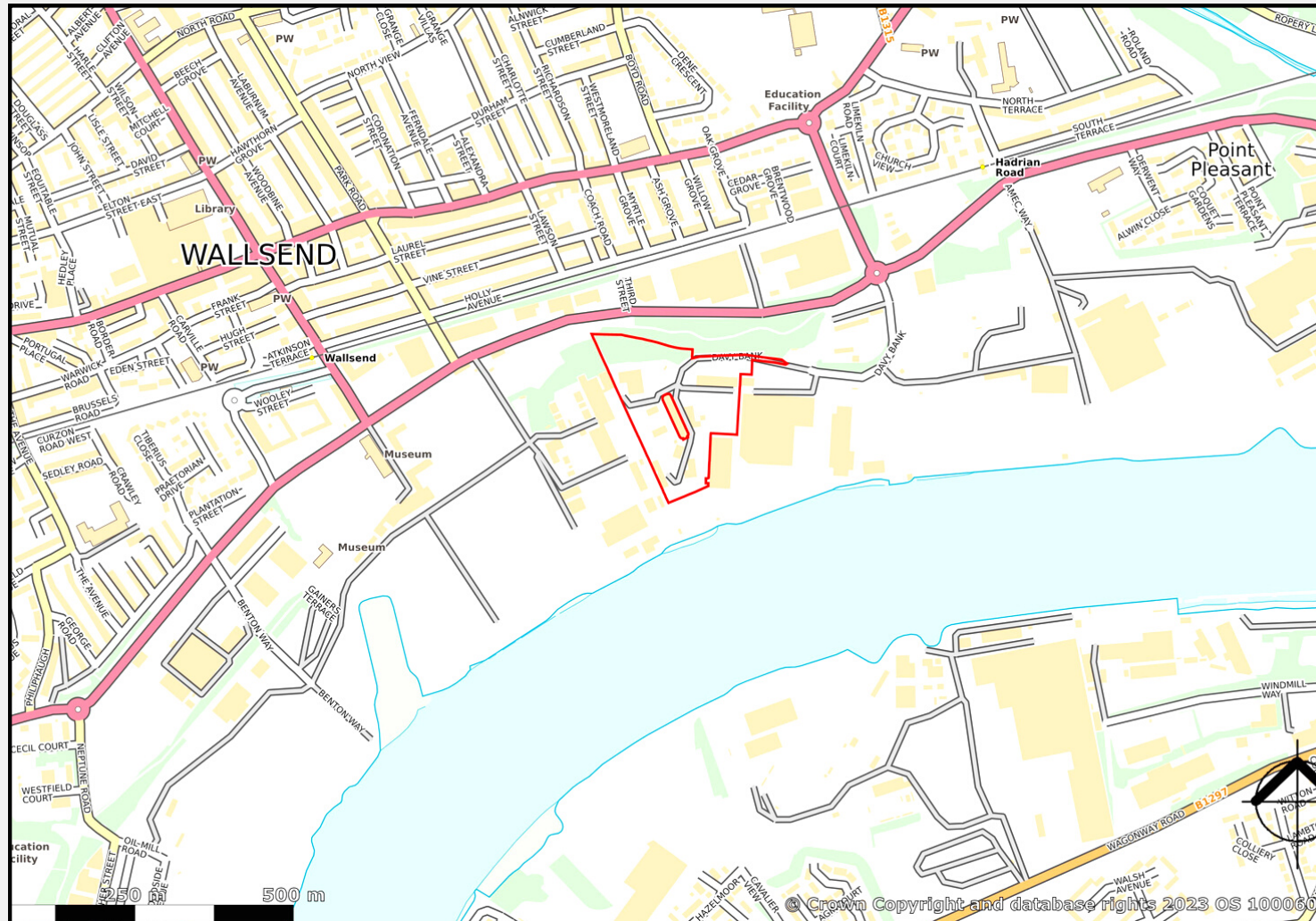
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