

**LEXICON**

COMMERCIAL REAL ESTATE

07775 853484



# TO LET

## MODERN DETACHED INDUSTRIAL UNIT WITH EXTERNAL YARD

- Gross Internal area 10,011 sqft
- Two-storey offices
- Highly accessible to A19/Tyne Tunnel/A1

**Unit 4 New York Way, New York Industrial Park  
Newcastle upon Tyne NE27 0QF**

## LOCATION

New York Industrial Park is a popular modern industrial location in the heart of North Tyneside. It is strategically located one mile from the intersection of the A19, the major North-South route for the region, and the A1058 Coast Road which accesses Newcastle City Centre approximately 5 miles to the west. The Tyne Tunnel is 2 miles to the south and the A19 links to the A1 approximately 6 miles to the north.

The estate is adjacent to Cobalt, one of the North East's premier office parks, and the Silverlink Retail Park is immediately to the south, incorporating retailers such as Next, Marks & Spencer and Odeon Cinema.

## DESCRIPTION

The property comprises a modern detached industrial unit of steel frame construction. The two-storey offices to the front elevation are double glazed and benefit from gas fired heating and suspended ceilings with recessed lighting. The production area has an eaves height of approximately 6 metres with gas fired warm air blowers and sodium lighting. The former tenant has fitted the property with a significant mezzanine structure which may or may not remain. Access to the external yard is by a full height power operated up and over sectional door.

## ACCOMMODATION

The property has a gross internal area of 10,011 sqft incorporating first floor offices of 1,861 sqft.

## SERVICES

The premises have mains gas water and electricity.

## TERMS

The premises are available by way of a full repairing and insuring lease for a term to be agreed at a rent of £72,500 pa.

## VAT

All figures quoted are exclusive of VAT which may apply.

## ENERGY PERFORMANCE CERTIFICATE

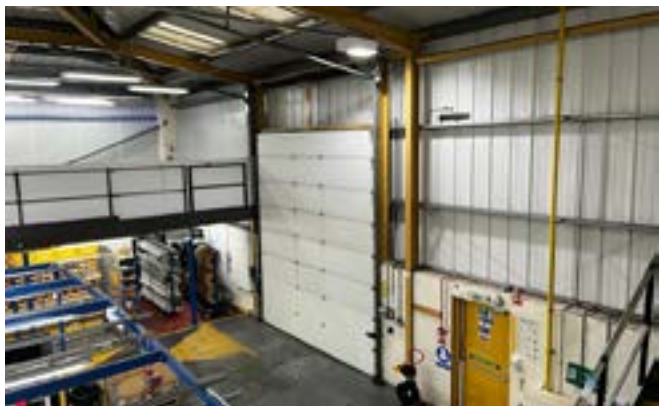
The previous EPC rating was C. Upon vacation by the existing tenant an updated EPC will be issued.

## RATEABLE VALUE

The premises are currently assessed with Unit 3 and a new assessment will be required. Contact agent for further information.

## ANTI MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification will be required to verify the identity of the parties in the transaction.



VIEWING:

# LEXICON

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