



To Let

NE36 0AH

Unit 10 Cleadon Lane Industrial Estate East Boldon

- Main Engineering Unit 11,574 sqft (1,100 sqm)
- 20 tonne overhead crane
- Large concrete yard (site area 1.5 acres)
- Eaves 8m (Apex 11m)
- Excellent Transport Links

SUBJECT TO CONTRACT

Contact: Simon Hill
Email: simon@htare.co.uk
Direct Tel: 0191 245 3010

HTA Real Estate
Floor A
Milburn House,
Dean Street,
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234

Location

The unit is located on the East Boldon Industrial Estate close to the East Boldon Metro Station.

The site has excellent transport links: -

A19	2.4 miles
Port of Tyne	3.1 miles
Nissan UK	3.9 miles
A1 (m)	7.7 miles
Sunderland	4.7 miles
Newcastle	10 miles
Newcastle Airport	16.4 miles
Durham	17 miles
Teesport	41 miles

Description

The main modern engineering building was constructed in the late 1990's of steel portal frame with part brick and part insulated profile steel cladding to the walls. The unit benefits from: -

- Overhead Cranage (20 tonne)
- 8m eaves with 11m to apex.
- Brick built office block.
- Heating and lighting.
- 1 x level access door.

Externally there is an extensive concrete yard with the whole site extending to approximately 1.5 acres as shown as Site 1 on attached plan. The site is fenced and is accessed via two metal gates.

Accommodation

	sq m	sq ft
Main Engineering Unit & offices	1,100	11,574
Total GIA	1,100	11,574
Site Area	0.61ha	1.5 acres

Terms

Available by way of a full repairing and insuring lease for a term of 3 years and outside the provisions of the Landlord & Tenant Act 1954 at a rent of £80,000pa.

Business Rates

Interested parties should make their own enquiries with the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services. Interested parties should make their own investigations with regards to the supply of services

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

Available on request.

Viewing

Via Sole Agents: - **HTA Real Estate**

Simon Hill - simon@htare.co.uk
Direct Tel: 0191 245 3010

Nick Atkinson - nick@htare.co.uk
Direct Tel: 0191 245 3011

Russell Taylor - russell@htare.co.uk
Direct Tel: 0191 245 3012



