



To Let / May Sell

36,204 ft² (3,363.39 m²)

**Former Tuffnells Parcel Depot,
Abbotsford Road, Gateshead,
NE10 0EX**

- FULL REFURBISHMENT PROPOSED
- Last mile logistics transit depot
- Cross docked warehouse
- 3.69 acre site
- Very low (22%) site coverage
- Offices and car park

SUBJECT TO CONTRACT

**Contact: Nick Atkinson
Email: nick@htare.co.uk
Direct Tel: 0191 245 3011**

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

Location

The Property is located on Abbotsford Road in Felling, approximately 2 miles east of Gateshead town centre, and 2.5 miles southeast of Newcastle city centre, on the southern bank of the River Tyne.

The nearby A184 provides dual carriageway access to the A19 and A1(M) via the A194(M). The property is located centrally within the wider Tyne & Wear conurbation including Sunderland, South Tyneside and North Tyneside, which has a population of over 1.13 million people.

Neighbouring occupiers on the estate include Lanchester Wines, Allied Bakeries, Akzo Noble, and Armadillo Self Storage.

Description

The Property comprises a detached steel portal framed warehouse with ancillary single-story office accommodation, extending to a gross internal area of approximately 36,204 sq ft. The warehouse is served by 41 dock level roller shutter doors and has been used as a logistics and parcel distribution hub.

Internally, the premises have a minimum eaves height of 3.43m. The Property occupies a site of 3.69 acres, providing a low site coverage of 22%. The site is secured by palisade fencing and accessed via two entrance barriers. Parking is located adjacent to the property with 34 parking spaces.



Accommodation

	sq m	sq ft
Warehouse 1	1,027.31	11,058
Warehouse 2	1,698.13	18,279
Offices	288.25	3,103
VMU	349.70	3,764
Total GIA	3,363.39	36,204

Terms

Available by way of a full repairing and insuring lease for a term to be agreed. Rent on application.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £69,000. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in a transaction. You may therefore be asked to provide appropriate documentation to verify identity.

Energy Performance Certificate (EPC)

To be commissioned following refurbishment.

Viewing

Via Agents HTA Real Estate

Contact: Nick Atkinson Simon Hill
Email: nick@htare.co.uk simon@htare.co.uk
Tel: 0191 245 3011 0191 245 3010



Site area - 1.47 HA (3.63 Acres)
Existing building area (approx)
- 36,920 sq ft (3,430 sq m)

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Site layout subject to topographical survey



ellis healey
architecture

SKETCH

Project: PROPOSED DEVELOPMENT
Site: [REDACTED]
Date: 08/03/2023

Author: [REDACTED]
Reviewed: [REDACTED] Date: 10/03/2023
Manager: [REDACTED]

