

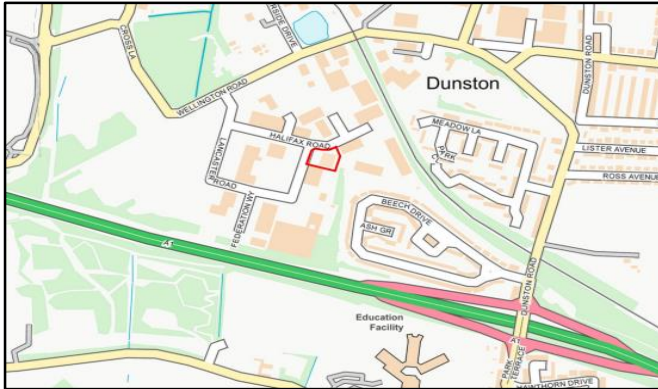


Industrial / Warehouse premises

7,997 sq ft (743.0 sq m)

- **Detached industrial unit**
- **Eaves height up to approx. 6m**
- **Tarmacadam surfaced yard with parking for 12 cars**
- **Excellent access to Junction 70 of the A1 (M)**
- **Two electric ground roller shutter doors**





Location

The property is situated on Lancaster Road at its junction with Halifax Road on Dunston Industrial Estate in Gateshead.

Access to the principal roadways is excellent with the A1 within 1 mile. The Metro Centre is less than ½ mile to the west while Newcastle City Centre is within 5 miles.

Description

The property comprises a detached industrial unit of steel portal frame construction beneath a pitched sheet roof. The elevations are brick and blockwork to the lower section with the upper part being clad with profile metal sheeting. It benefits from the following specification:

- Eaves height of approx. 6m
- Two storey integral offices
- Three arterial cranes with a combined loading capacity of 19 tonnes
- Three phase power supply
- Gas fired air blower and radiant heaters
- LED and fluorescent tube lighting
- Two electric ground level roller shutter doors
- Yard area with parking for 12 vehicles

Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Description	Sq m	Sq ft
Warehouse	597.9	6,435
Office & Ancillary	128.2	1,380
Extension	16.9	182
Total	743.0	7,997
(Mezzanine)	22.23	239

Terms

The property is available on a freehold basis with vacant possession. Further information is available from the sole agents, Cushman & Wakefield.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

EPC

The current EPC rating is to be assessed.

Rateable Value

The current rateable value for the property is £23,406 within the 2017 rating list. The current UBR for 2020/21 is 49.9p, therefore the rates payable is per annum is £11,677.

Viewing

Strictly by prior appointment with the sole agents:-