

Retail | Office | Industrial | Land



## 43-45 Coutts Road, Walkergate, Newcastle upon Tyne, NE6 4RA

- Detached single-storey warehouse with offices
- Net internal area 4,124 sq. ft. (383 sq. m.)
- Suitable for various uses, subject to consent
- Secure unit with CCTV and alarm systems
- On-site car parking available
- Electric roller shutter warehouse access
- Excellent connections to the A19 and A1(M)

**Offers in the region of: £295,000 Freehold**

# COMMERCIAL

## Location

The property is located on the corner of Coutts Road and Ellesmere Ave in Walkergate, an established area to the east of Newcastle upon Tyne. Walkergate lies approximately 3 miles east of Newcastle city centre and benefits from good connectivity to the wider Tyneside conurbation. The area is well served by local amenities and public transport, with Walkergate Metro Station within close proximity, providing direct links to Newcastle city centre, the Coast, and Sunderland. Road connections are excellent, with convenient access to the A186 and A1058 (Coast Road), which in turn provide swift connections to the A19 and A1(M), facilitating access across the North East region.

## Accommodation

The property comprises a detached, single-storey warehouse and office facility of traditional brick construction, extending to a net internal area circa 383.13 sq. m. (4,124 sq. ft.), set on a site of approximately 0.066 hectares (0.163 acres).

The main accommodation consists of a spacious open-plan warehouse area benefitting from electric roller shutter access, CCTV coverage and an intruder alarm system. The warehouse is supported by a range of ancillary accommodation, including offices, kitchen and WC facilities, providing a practical and self-contained operational unit. Externally, the property benefits from on-site parking to the front elevation, together with a fenced grassed area to the side, offering additional external space or potential for alternative uses, subject to the appropriate consents.

The property is well suited to a variety of commercial and industrial uses, subject to the relevant planning consents, and benefits from excellent transport links, providing convenient access to Newcastle city centre and the wider Tyneside road network.

## Floor Area

Area	sq. m.	sq. ft.
Warehouse	305.63	3,289.77
Office	29.24	314.73
Office	21.0	226.04
Kitchen	4.4	47.36
WC facilities	4.62	49.72
Ancillary	18.24	196.33
<b>Net Internal</b>	<b>383.13</b>	<b>4,123.97</b>

## Site Area

0.066 Hectares (0.163 Acres)

## Tenure

Freehold

## Price

Offers in the region of £295,000

## Viewing

Strictly by appointment through this office.

## Rateable Value (NE6 4PL)

The 2026 Rating List entry is Rateable Value £13,500.

## Important Notice

- Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

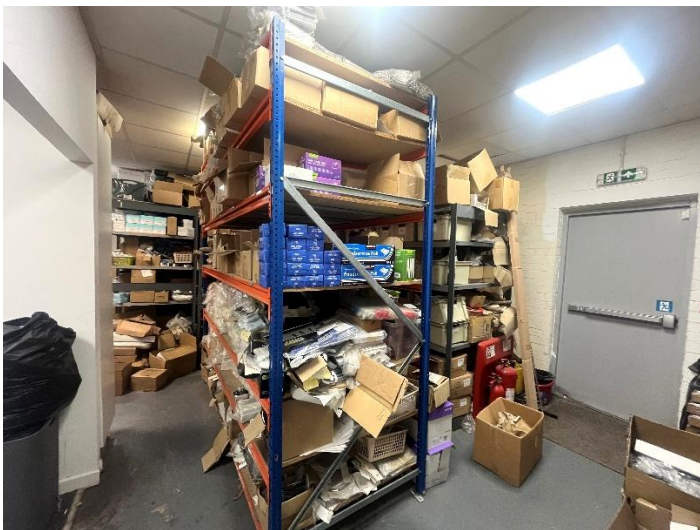
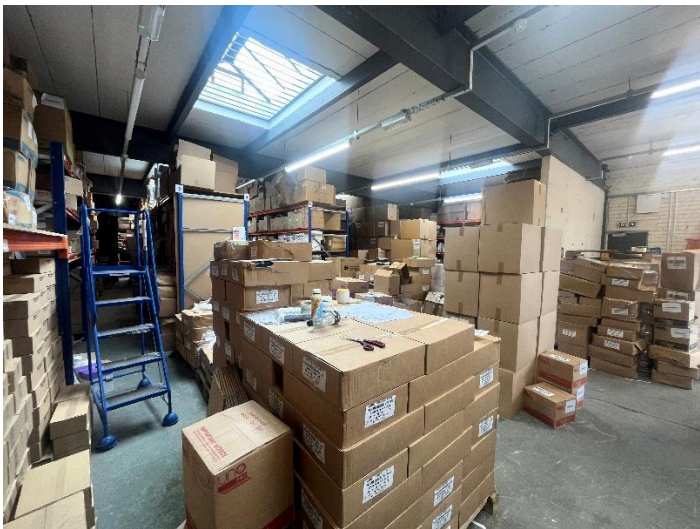
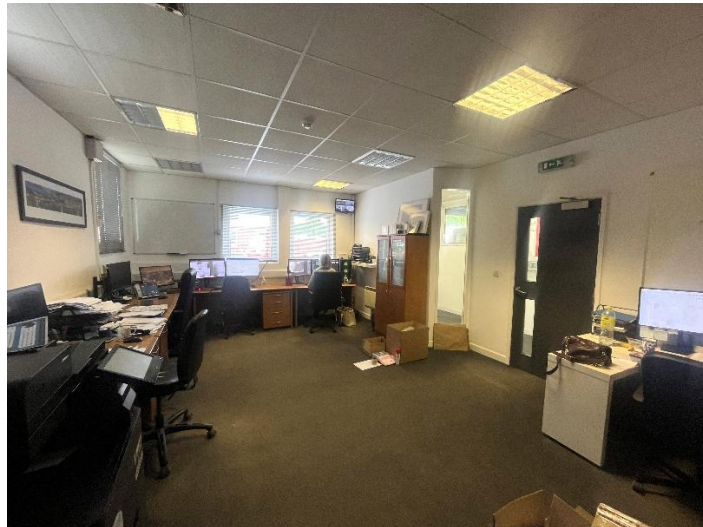
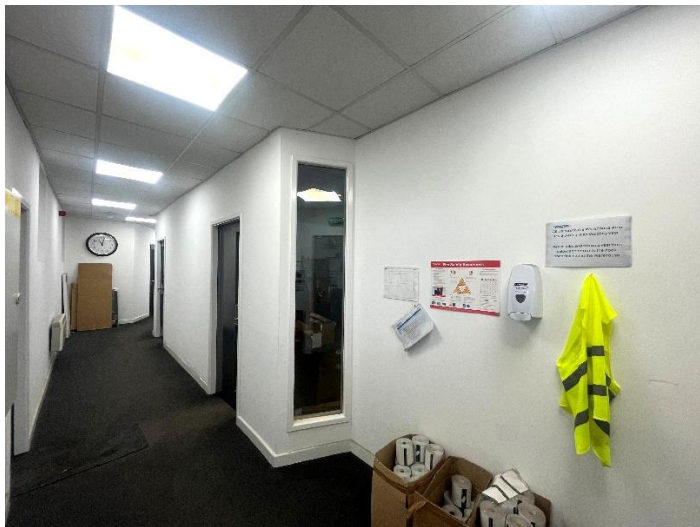
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**Prepared 28<sup>th</sup> January 2026**

**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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