

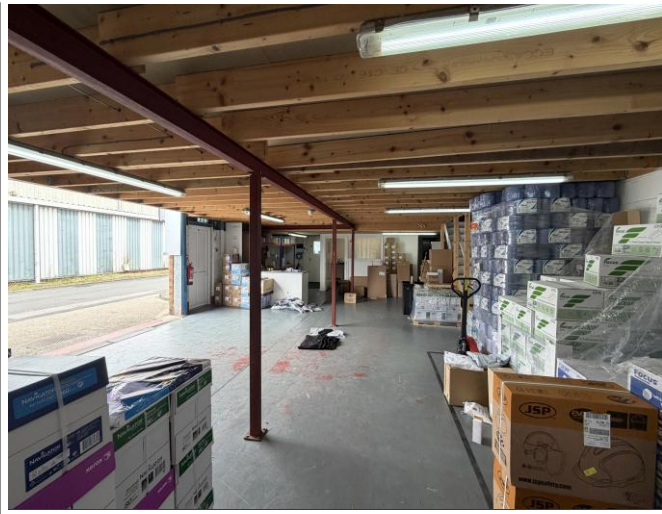
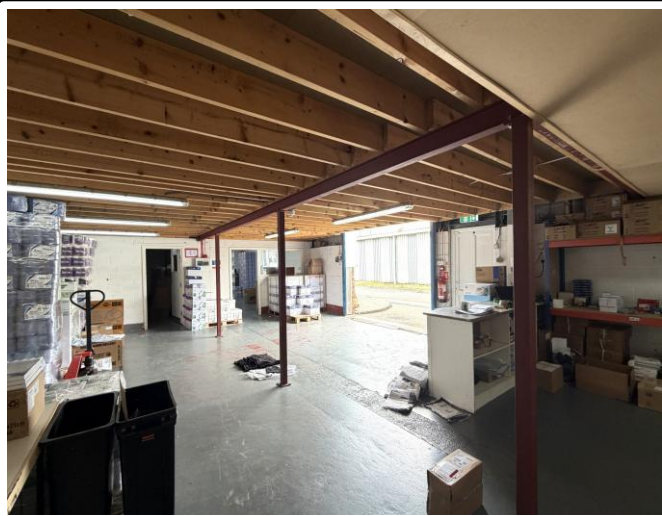
- Two storey industrial / warehouse unit
- Total floor area 3,341 sq. ft. (310.39 sq. m.)
- Warehouse with offices, storage, kitchen and staff facilities.
- Established Newburn Ind Est with excellent A1 / A69 access
- Suitable for owner occupation or investment
- Available with vacant possession Autumn 2026
- Qualifies for small business rates relief potential



Unit 7, The Preserving Works,
Shelley Rd, Newburn Ind Est,
Newcastle upon Tyne NE15 9RT

Industrial Unit
Tenure – Freehold
Offers over: £199,950 + VAT

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Location

Unit 7, The Preserving Works occupies a prominent position on Shelley Road within the well-established Newburn Industrial Estate, one of Newcastle's most recognised industrial and business locations. The estate is home to a wide range of manufacturing, engineering, trade counter, distribution and commercial occupiers, providing a strong and diverse business environment. The property benefits from excellent road connectivity, with easy access to the A1 motorway via the A69, providing direct links north and south throughout the region. Newcastle city centre lies approximately 6 miles to the east, while Newcastle International Airport is readily accessible via the A1.

Situated within the established Newburn employment area on the western edge of Newcastle upon Tyne, the location offers convenient access to a substantial labour pool and a range of local amenities, including retail, food and service providers. The surrounding estate accommodates numerous successful businesses and industrial occupiers, reinforcing its reputation as a proven commercial destination. The Preserving Works itself is a popular industrial scheme providing a secure and accessible working environment, making it particularly suitable for manufacturing, warehousing, trade counter, e-commerce and business service operations

Description

Unit 7, The Preserving Works comprises a substantial end-terrace industrial unit arranged over ground and first floors, providing a versatile combination of warehouse, storage and office accommodation. The property is situated within the established Newburn Industrial Estate and benefits from excellent loading facilities, dedicated office space and ancillary accommodation suitable for a variety of industrial, trade counter, storage, distribution and business uses. The accommodation extends to approximately 3,341 sq ft (310.39 sq m) and is configured to provide a predominantly open-plan warehouse area at ground floor level, benefitting from roller shutter loading access, good internal circulation space and a number of ancillary storage areas.

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The ground floor also incorporates two separate stores, office, staff kitchen and male and female WC facilities. The first floor provides a combination of open-plan storage accommodation together with two well-presented offices and a separate meeting room, offering an ideal balance of warehouse and administrative space. The upper floor is accessed via three separate stairwells, providing flexibility for occupiers and future space planning.

Externally, the property benefits from loading access directly from the estate roadway together with a useful detached external store. The property is currently occupied by Laser-ex at a passing rent of £17,000 per annum. The tenant has confirmed their intention to vacate in Autumn 2026 and the property will therefore be sold with vacant possession, presenting an excellent opportunity for owner-occupiers or investors seeking a well-located industrial asset. The property benefits from a secure position within the gated Preserving Works development, with the entrance gates locked overnight to enhance security for occupants.

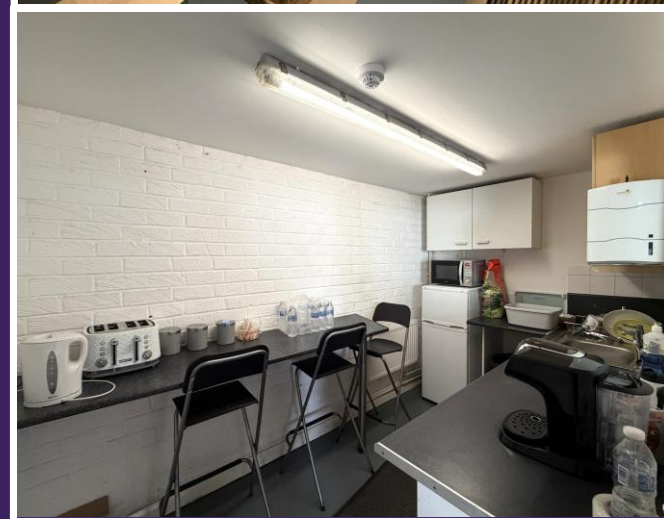
Floor area	Sq. m.	Sq. ft.
Ground Floor	169.39	1,823.29
First Floor	141.0	1,517.71
Total	310.39	3,341

Price

Offers over £199,950 + VAT

Tenure

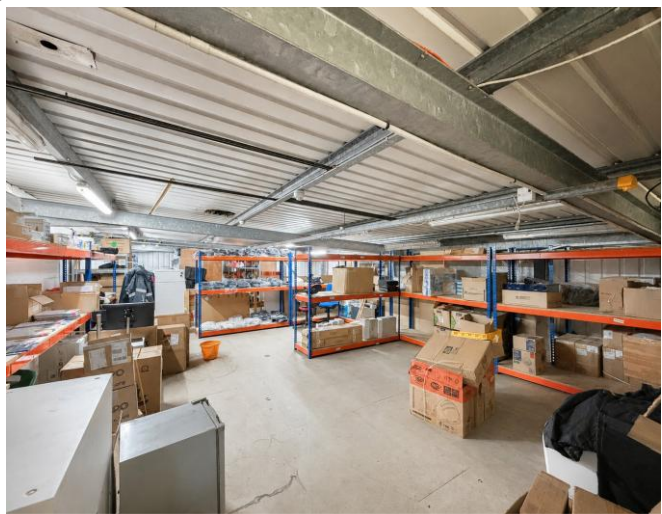
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Rateable Value

The 2026 Rating List entry is Rateable Value £9,600

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

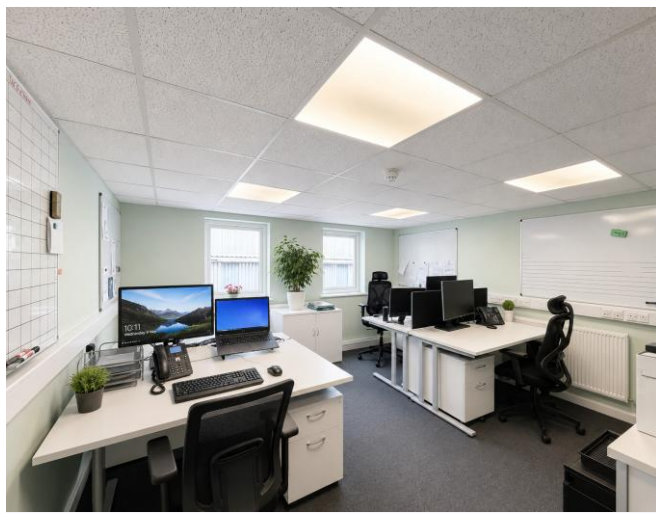
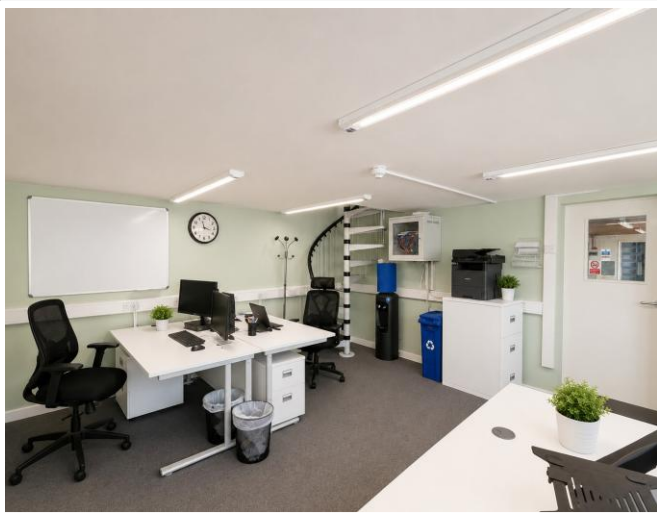
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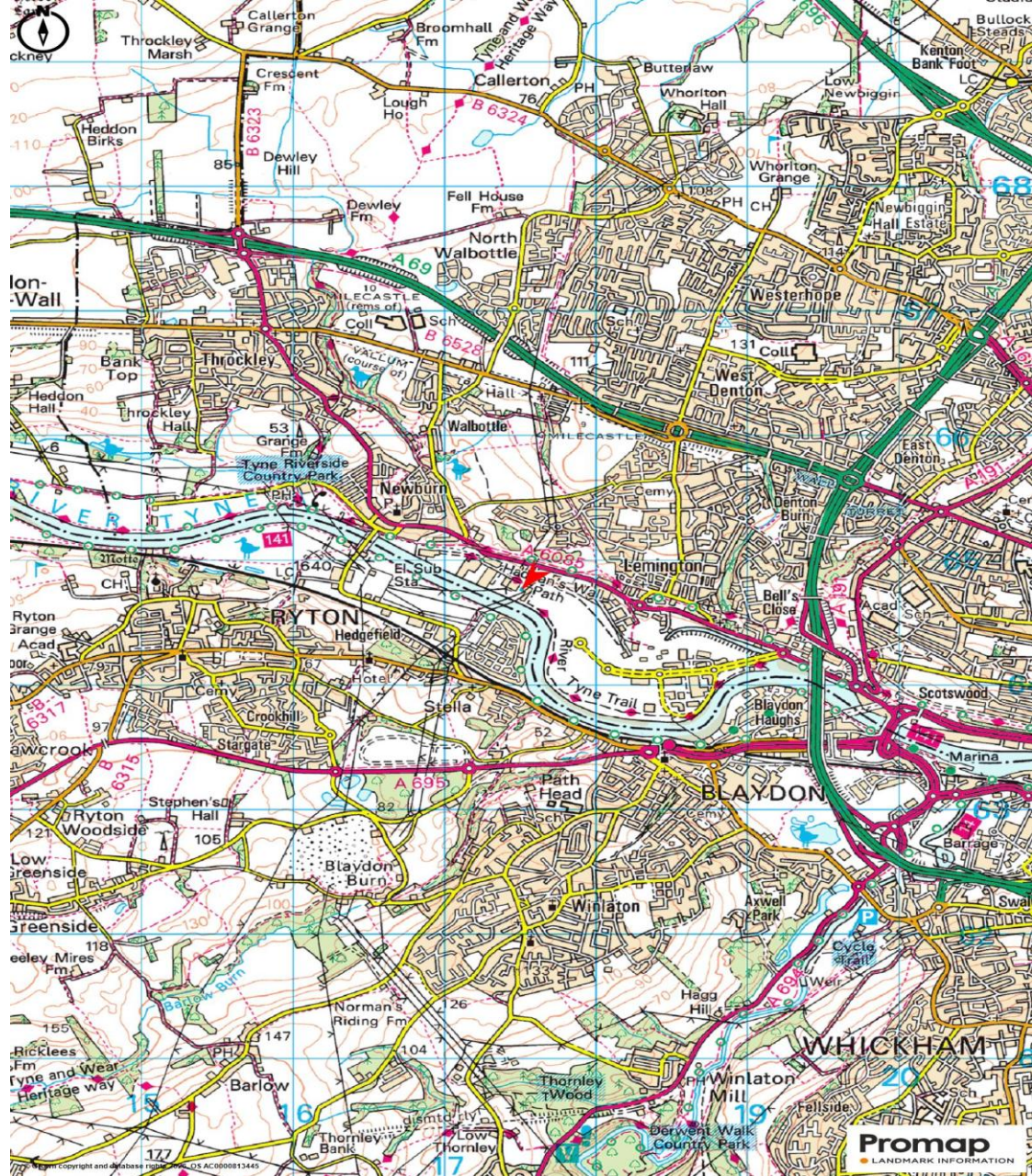
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