ROOK MATTHEWS SAYER

COMMERCIAL

Retail | Office | Industrial | Land

3 Dinsdale Place,
Sandyford, Newcastle upon Tyne, NE2 1BD

- Large showroom and workshop, with first floor offices
- Net internal area 835 sq. m. (8,988 sq. ft.) / Site 0.097 Hectares (0.24 Acres)
- Well-presented accommodation, high standard throughout
- On-site parking for staff and customers
- Suitable for various commercial uses, subject to planning
- Established Sandyford location, one mile east of city centre
- Assignment of current lease (new lease terms available)

Rent £46,000 per annum

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Location
The property is located on Dinsdale Place in the established Sandyford area of Newcastle upon Tyne, approximately 1 mile east of the city centre. The location offers excellent access to the A167(M) Central Motorway and wider road network, including the A1(M). The area is well served by public transport, with nearby Metro stations and regular bus services, and benefits from a range of local amenities. Its proximity to the city centre and surrounding suburbs makes it a highly accessible and well-connected commercial location.

Description
The current business trades from a well-presented car showroom, benefitting from an integrated workshop and first-floor office accommodation.

It will be vacant upon possession.

The property is arranged over part ground floor and part first floor and extends to a total floor area of circa 835 sq. m. (8,988 sq. ft.). The accommodation is configured to provide a spacious showroom area with excellent frontage and natural light, a functional workshop to the rear, and well-presented office accommodation at first-floor level, making the unit suitable for a range of automotive or trade-related occupiers.

The premises are very well presented throughout and have been maintained to a high standard and benefits from simple and convenient on-site parking, enhancing accessibility for both staff and customers.

Floor Area
835 sq. m. (8,988 sq. ft.)

Site Area
0.097 Hectares (0.24 Acres)

Rent
£46,000 per annum (November 2025 – November 2026)
£48,000 per annum (November 2026 – November 2027)
£50,000 per annum (November 2027 – November 2028)

Tenure
Leasehold – A 4 year lease currently in place from 12th November 2024. A new lease can be made available.

Rateable Value
The 2026 Rating List entry is Rateable Value £54,500.

Costs
The ingoing tenant is responsible for costs relating to preparation of the lease/assignment.

Viewing
Strictly by appointment through this office.

Important Notice
1. 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.
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.

Ref: I371 (Version 2)
Updated October 2026

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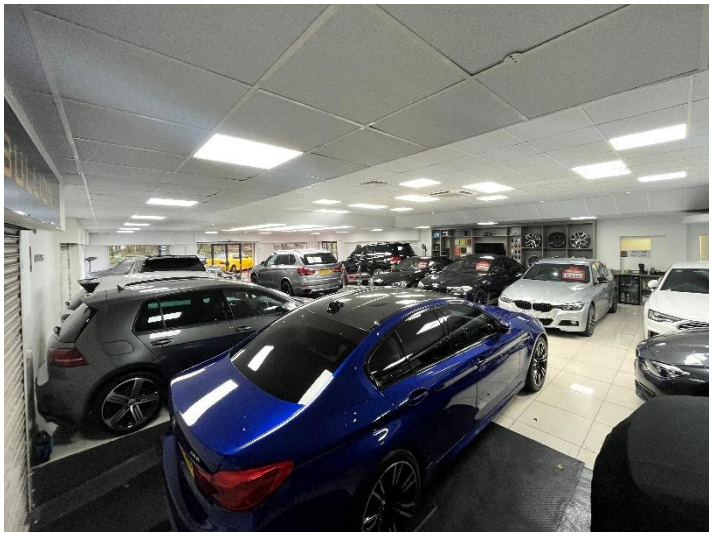

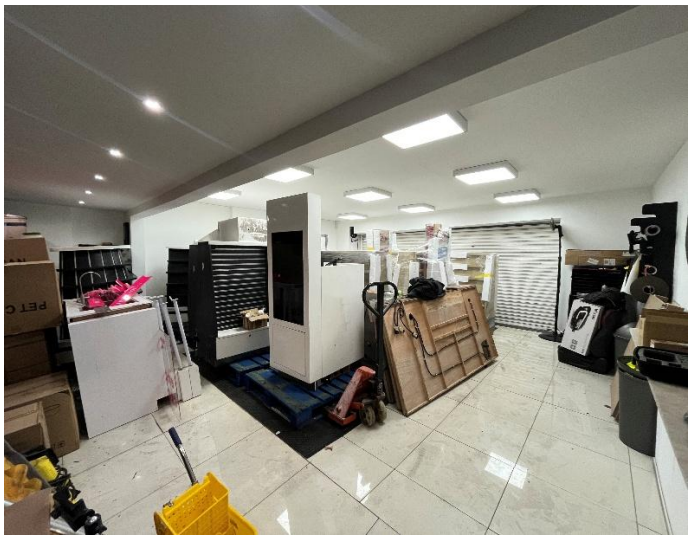

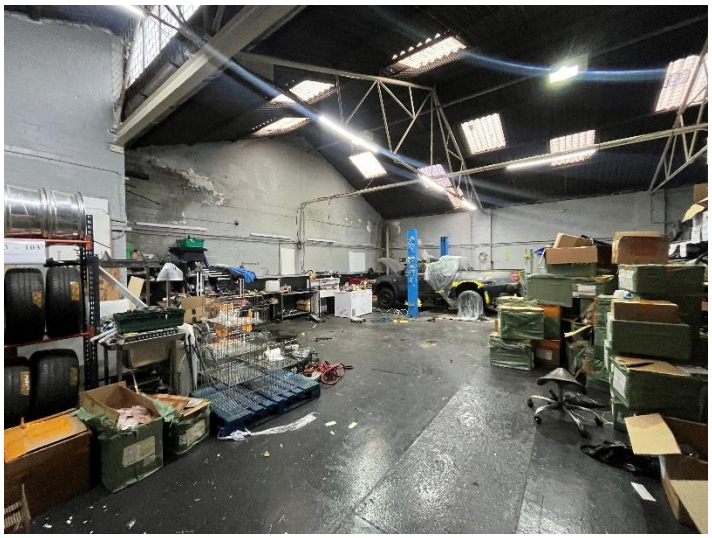

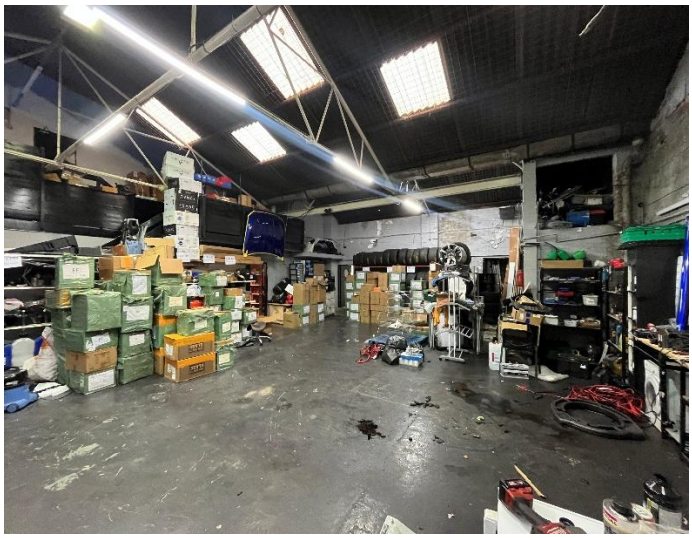

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this 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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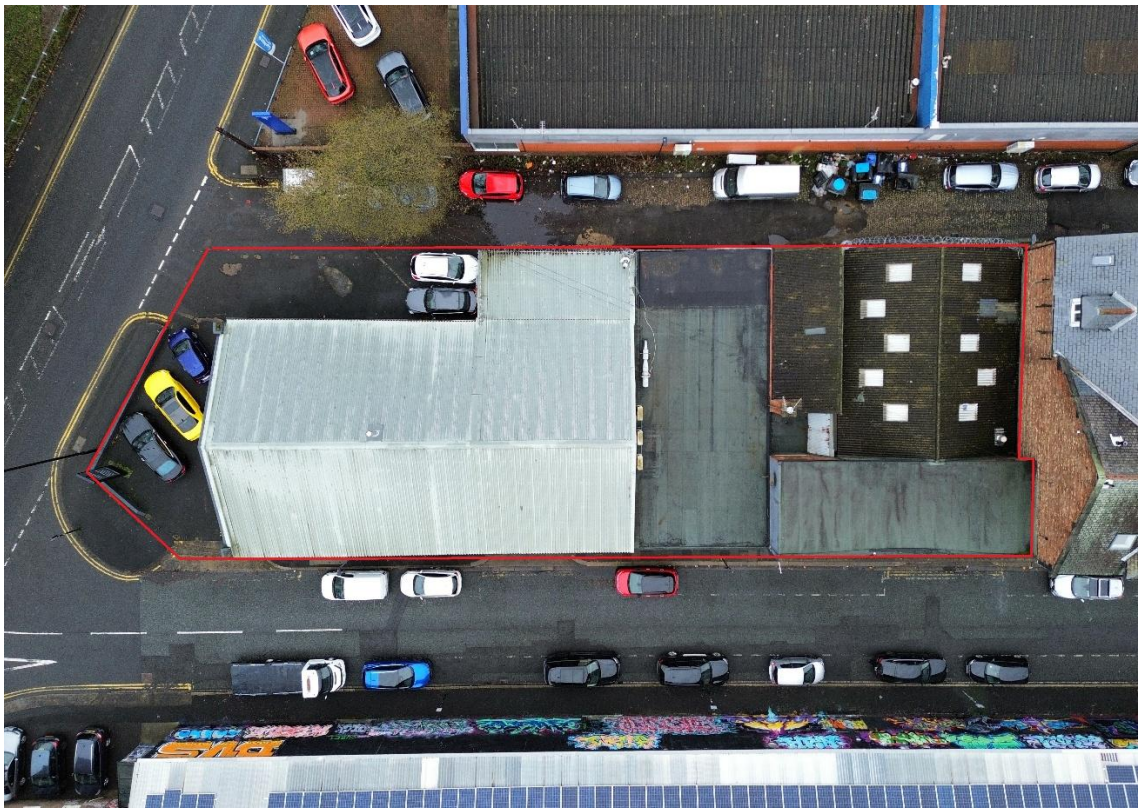

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