

# to let



*The industrial property specialists*

**UNIT 4  
GEORGES ROAD  
NOBLE STREET INDUSTRIAL ESTATE  
NEWCASTLE UPON TYNE  
TYNE AND WEAR  
NE4 7NQ**



- MODERN TERRACE WAREHOUSE WITH SHARED SECURE GATED COMPOUND
- GIA: 421.41 M<sup>2</sup> (4, 536 SQ FT)
- TO BE PART REFURBISHED EXTERNALLY
- PROMINENTLY POSITIONED JUST OFF SCOTSWOOD ROAD
- SUITABLE FOR TRADE COUNTER OPERATION

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**Map Information**  
 Scale: 1:5592  
 Date: 16/04/18  
 Reference:  
 Order No.: 1972809

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## LOCATION

The subject property is located on Georges Road, Noble Industrial Estate, Newcastle upon Tyne, which is situated circa 1 mile west of Newcastle City Centre.

The Estate is mainly commercial offering small to medium sized warehouse and trade counter accommodation.

The location is just off the established Scotswood Road and close to Newcastle Audi & Arnold Clark (SEAT).

Local amenities and facilities are located a short distance away in Newcastle.

The exact location is shown on the attached plan.

## DESCRIPTION

The mid terrace accommodation is of steel portal framed construction with brick / block infill walls up to 2m, with insulated profile metal sheeting to all elevations and roof above, incorporating roof lights.

Internally the unit offers ground floor offices / trade counter, reception and WC facilities.

The first floor mezzanine is accessed via a spiral staircase providing staff amenities and further WC facilities.

Vehicular access is via a single automatic security roller shutter (3.5m wide x 4m high).

The warehouse has an effective eaves height of 4.8m (Apex 5.7m), sodium lighting and concrete painted floors throughout.

Externally there is dedicated parking within a shared secure fenced & gated compound.

(The landlord does intend to carry out external refurbishment of the profile cladding and roller shutter.)

## ACCOMMODATION

From onsite measurements, it is understood that the unit has the following GIA:

Warehouse	308.09m <sup>2</sup>
Office (ground floor)	56.66m <sup>2</sup>
Mezzanine	56.66m <sup>2</sup>

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<b>TOTAL (GIA)</b>	<b>421.41M<sup>2</sup></b>
	<b>(4, 536 SQ FT)</b>

## SERVICES

We understand that all main services are available including electric, water, gas and drainage.

Heating to the offices is from a combi boiler, with the warehouse heated via a single eaves mounted gas blower.

All parties should make their own investigations.

## BUSINESS RATES

From verbal discussions with the Local Rating Authority we understand that the unit has an RV assessment of RV £24,000.

All interested parties should make their own investigations as to the rating liability.

## TENURE

Leasehold

The unit is available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

Our client is seeking a rent in the region £27,200 pa.

Incentives are available subject to lease term and covenant.

## ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

## LEGAL COSTS

The tenant will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation of the lease.

## VAT

All figures are quoted exclusive of VAT but will be liable to VAT.

## VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

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