

# to let



*The industrial property specialists*

## UNIT 3 - 5 ALBION ROW NEWCASTLE UPON TYNE NE6 1LR

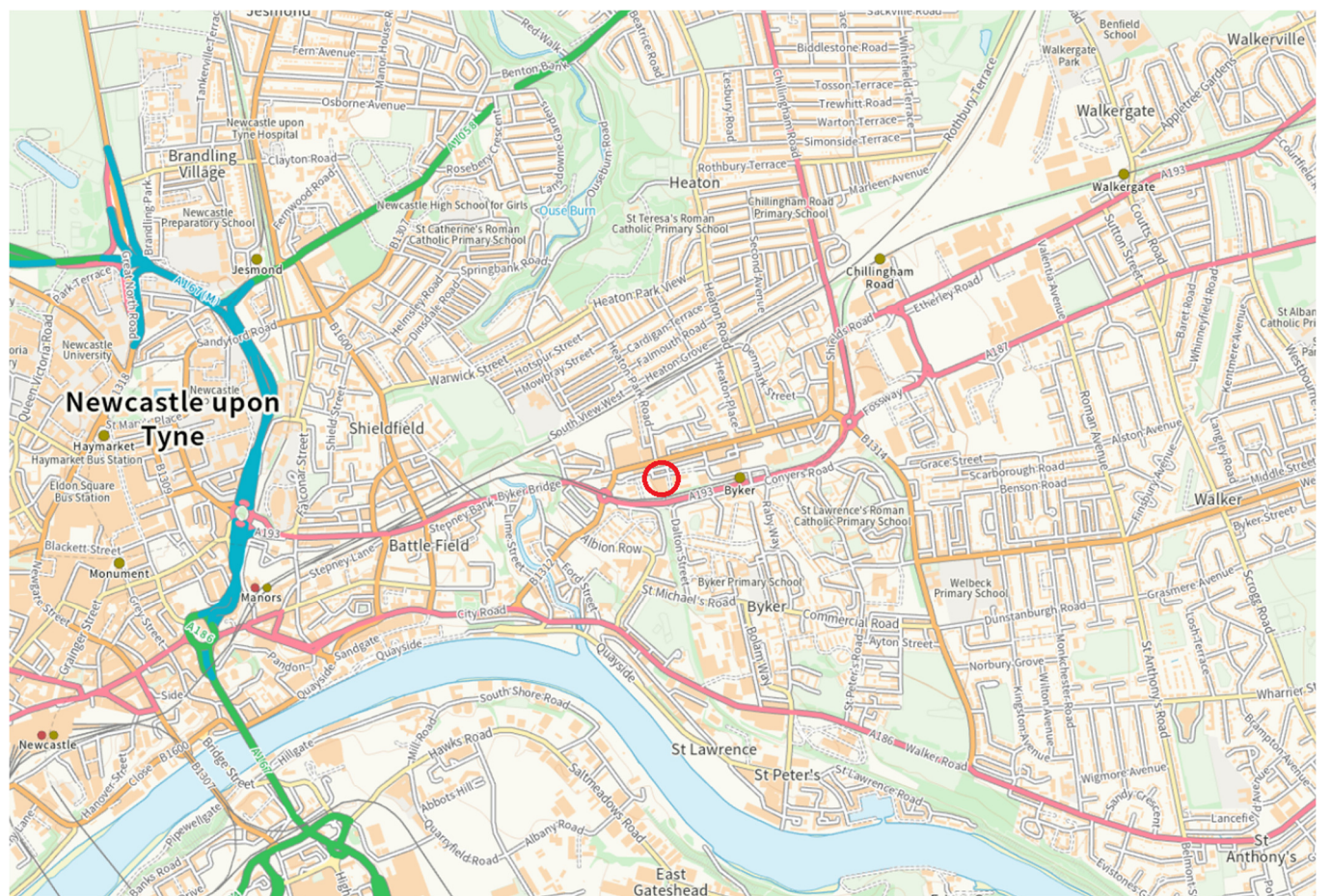
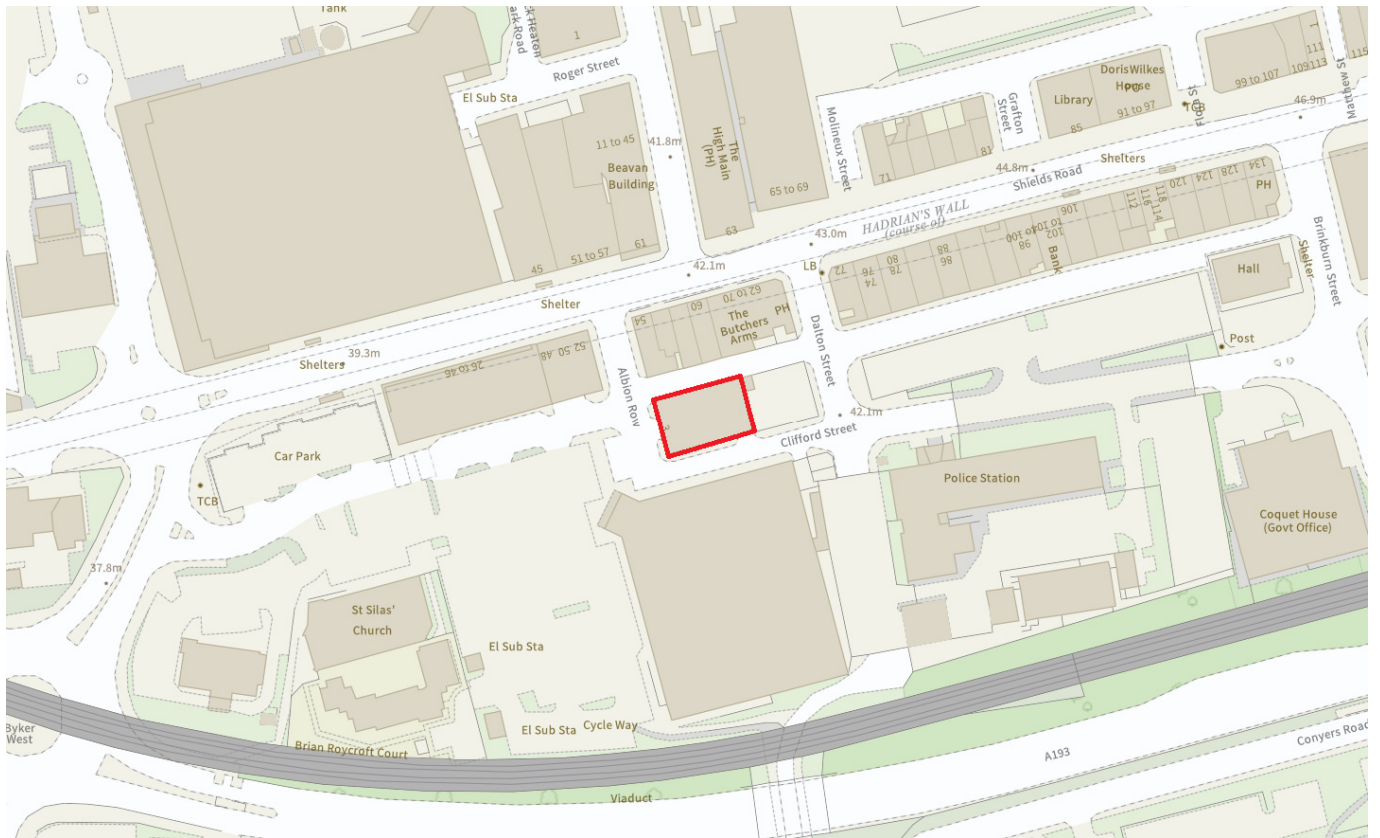


- DETACHED INDUSTRIAL / TRADE UNIT WITH EXCELLENT FRONTAGE AND VISIBILITY
- GIA: 435.49 M<sup>2</sup> (4,688 SQ FT)
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION.
- RENT £25,000 PA. EXC

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

The subject property is located on Albion Row / Clifford Street, Byker Newcastle upon Tyne.

Albion Row is just off Shields Road which in turn gives access to the A193 leading to Newcastle City Centre circa 1 mile away. This location benefits from good access to the local road network and surrounding area.

Albion Row is positioned to offer great focal visibility to high levels of passing traffic entering on to Shields Road. The surrounding occupiers are principally retail and leisure, with light commercial and residential. All local amenities and services are close by.

The exact location is shown on the attached plan.

## DESCRIPTION

The property comprises of a detached workshop / showroom constructed of brickwork and timber truss roof with slate roof over.

Internally the property provides a ground floor workshop / trade unit with self-contained offices and separate pedestrian access along with single WC facilities. To the rear of the office is a stairs leading to the first floor which offers an open plan storage area with additional WC facility.

Vehicular access to the ground floor is via a large automatic roller shutter door (5.1m \* 3.6m) with direct access on to Albion Row.

The property benefits from LED lighting, concrete floors and effective eaves height of 4.0 m.

Formally a car sales showroom the property would benefit for a variety of uses, subject to consent.

## ACCOMMODATION

From onsite measurements the premises have the following area (GIA):

Workshop / Trade (Inc Offices of 43.71m <sup>2</sup> )	265.57m <sup>2</sup>
First floor stores	164.08m <sup>2</sup>

**TOTAL GIA: 429.65 M<sup>2</sup>  
(4,624 SQ FT)**

## SERVICES

The property benefits from all mains services, including electric, water and drainage.

(It is recommended that all interested parties contact the local service providers.)

## BUSINESS RATES

We understand from the VOA website the Rateable Value is as follows:

**RV £9,400**

(It is recommended that all interested parties contact the Local Authority to confirm these figures.)

## TENURE

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

## RENT

Our client is seeking a rental in the region of £25,000 pa exc.

A rental bond of 3 months will be required and held for the duration of the lease.

Incentives may be available subject covenant and lease term.

## ENERGY PERFORMANCE CERTIFICATE

Full details to be provided upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

February 2025

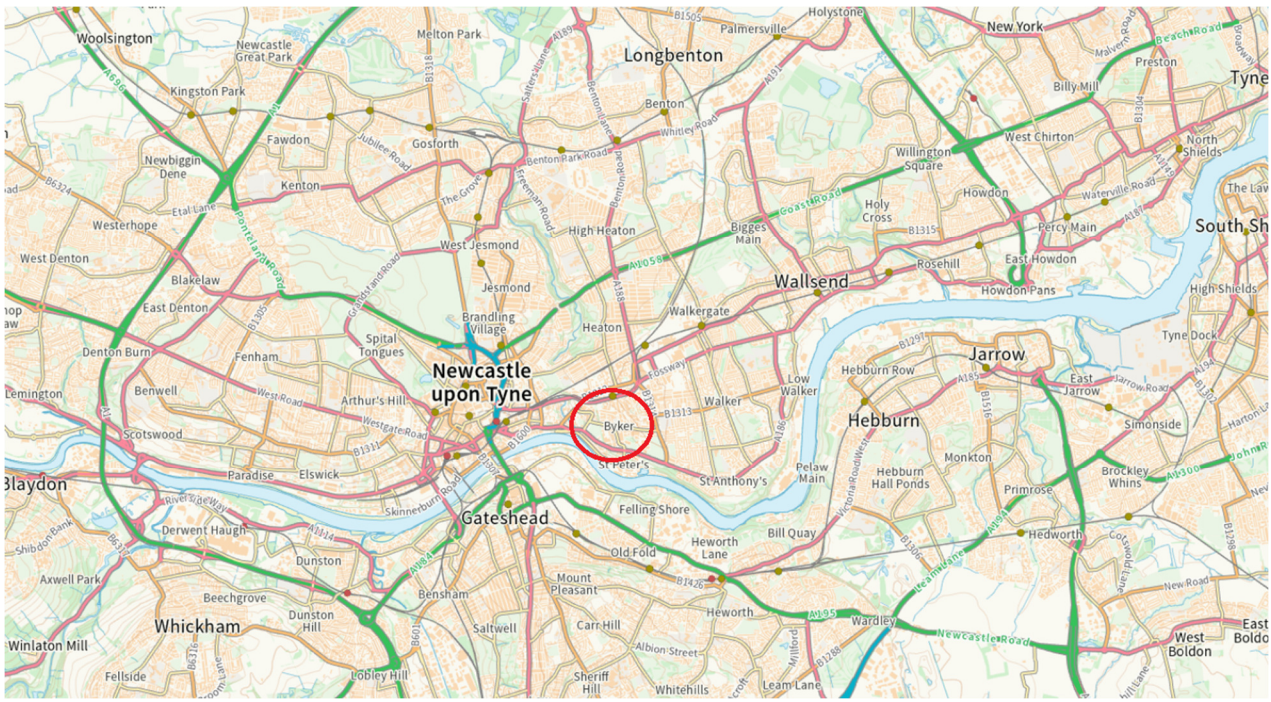




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