

**TO LET - Unit 1A and 1B Metro Riverside, Delta Bank
Road, Dunston, NE11 9DJ**



- Lease assignment or sub lease available
- Modern industrial unit and with rear loading
- Situated in the popular Metro Riverside Industrial Estate

- Excellent transportation links to the A1/M1
- 19 car parking spaces to the front of the unit
- GIA extends to 13,726 sq ft (1,275.29 sq.m)



LOCATION

The property is located on Metro Riverside Park which is strategically placed in a prominent commercial location on the south bank of the River Tyne. The park is adjacent to the Metro Centre mall and retail park which sees significant footfall throughout the year. The area is well connected being adjacent to J71 of the A1 giving access to Scotland to the north and eastern England to the south.

DESCRIPTION

The property is a mid and end terraced industrial/trade counter unit of steel portal frame construction with profiled insulated sheet cladding to the roof and elevations, with the roof having circa 10% translucent panels.

Internally the space has concrete flooring and high bay lighting to part of the warehouse. The warehouse space is currently partitioned into two with pedestrian doorway access between the two areas. An amenity block is located to the front of the unit with male and female W.Cs. Above the amenity block is first floor office space, reached by a stairway.

Minimum clear eaves height is 6.12m to the haunch rising to 9.05m at the apex. To the rear of the warehouse space there are two electrically operated surface level loading door measuring 4.51m (wide) x 6.10m (high). Externally the property benefits from allocated parking to the front with 19 spaces To the rear is a service yard.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Gross Internal Area basis:

Description	Area (Sq.m)	Area (Sq.ft)
Warehouse	1,185.63	12,761
First floor office	89.65	965
Total	1,275.28	13,726

RATEABLE VALUE

Description	Rateable Value	Rates Liability
Factory And Premises	£73,500	£35,280

LEASE DETAILS

Landlord	Pebble Propco (Industrial) Limited
Rent Per Annum (passing)	£93,695.00 per annum
Termination Date	27 March 2034
Rent Review	5 yearly – Open Market
Break Option	None
Repairing Obligation	FRI

We are instructed to assign, or sub let the existing leasehold interest. The premises may also be available by way of a new full repairing and insuring lease for a term of years to be agreed.



ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

LEGAL COSTS

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

EPC

The current rating is C (51).

VIEWINGS

By appointment with the sole marketing agents.

To arrange a viewing please contact:

Matthew Roberts
Senior Surveyor
matthew.roberts@g-s.co.uk
07570 294 627

Max Buckland
Senior Surveyor
Max.buckland@g-s.co.uk
07977 687 267

Bilal Ashraf
Director
Bilal.ashraf@g-s.co.uk
07341 547 047

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026