

## To let

Unit A2  
Newburn Riverside  
Newcastle upon Tyne  
NE15 8NZ

January 2019



- High Quality Industrial / Warehouse Unit
- Landscaped business Park Environment
- 283 sq m (3,049 s ft)
- Excellent Access to A1 (M)
- Yard and Car Parking

## Location

The Waterfront development is located on Newburn Riverside which is an established prime commercial location on the north bank of the River Tyne. The area benefited from a £46 million investment in reclamation and infrastructure and now forms a high quality business park environment.

The subject property is accessed from Kingfisher Boulevard which provides dual carriageway access linking the unit to the A695 Scotswood Road and in turn the A1 (M).

The surrounding uses are largely industrial and office in nature with occupiers including NHS, Stannah Lifts, MacFarlane Group and BAE Systems. The facilities on the estate also include a day care crèche and café.

## Description

The premises comprise a terraced self-contained modern industrial unit. Externally they have car parking to their frontage with a secure shared service yard area to the rear. Access to the warehouse area is via an up and over electrically operated roller shutter door.

There is also pedestrian entrance to the office area which benefits from a double height glazed facade. Internally there is lighting to the warehouse area which enjoys a good level of natural light via translucent panels to the roof and a minimum internal eaves height of 6 metres

## Accommodation

The accommodation briefly comprises of the following approximate areas:

Ground Floor	251 sq m	(2,690 sq ft)
Mezzanine	32.52 sq m	(350 sq ft)
<b>Total GIA</b>	<b>283.25 sq m</b>	<b>(3,049 sq ft)</b>

## Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £19,075 per annum.

## Energy Performance Certificate

Further details on the EPC rating are available upon request.

## Rateable Value

The property has a rateable value of £18,750; however we recommend that all interested parties should make their own enquiries regarding the rateable values applicable to this property.

## Legal Costs

Each party to be responsible for their own reasonable legal costs.

## VAT

All rents and figures quoted above are exclusive of VAT where chargeable.

For further information please contact GVA our joint agents Naylor's:

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