

AVISON YOUNG

Saltmeadows Road, Gateshead, NE8 3DA

Industrial To Let | £596,750 per annum | 5,425 sq ft

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Summary

- Rent: £596,750 per annum
- Business rates: £17,388 per annum
- Service charge: n/a
- EPC: A
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

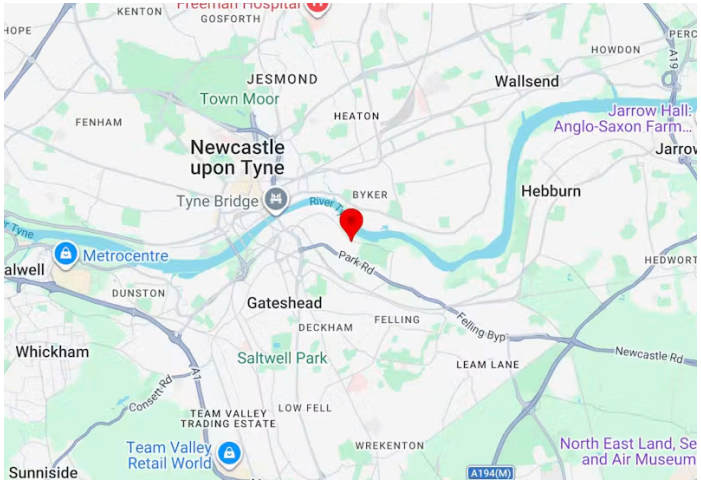


Danny Cramman
0191 269 0068 | 07796 993 750
danny.cramman@avisonyoung.com



Adam Lawson
0191 269 0064 | 07825 113 277
adam.lawson@avisonyoung.com

www.avisonyoung.com





Description

The unit is built to a high specification, incorporating an attractive pedestrian entrance. The premises benefits from profile coated galvanised steel cladding arranged over the ground floor, with minimum clear heights of 6 meters. Goods access is via a single up and over sectional loading door.

Within the unit there is an integral office area at ground floor level which is carpeted and benefits from suspended ceilings, heating and lighting along with male/female WC's. The warehouse area benefits from LED lighting and a small kitchen. Externally there is a shared yard area and ample car parking.

Location

Baltic Park lies within the East Gateshead industrial estate accessed from Saltmeadows Road. The development is adjacent to Gateshead International Stadium and the A184 Felling Bypass giving it excellent access to the A19 and A1M.

Gateshead Town centre is approximately 1.5 miles southwest with Newcastle upon Tyne centre 1.5 miles north west.

The immediate surrounding area is largely industrial but includes a mixture of commercial uses such as an Asda store, drive thru restaurant and petrol filling station.

Key Points

- High spec industrial park constructed in 2019
- LED lighting
- Office space
- Shared yard
- Car parking
- Steel cladding
- Loading door
- Kitchen facilities
- Close to Newcastle
- High quality unit

Specifications

For a full specification please speak to our agents.

Local Authority

Gateshead

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