



# To Let

Unit 7 Saltmeadows Trade Park, Neilson Road,  
Gateshead, Tyne & Wear, NE10 0EQ

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## Location

Saltmeadows Trade Park lies within the East Gateshead Industrial Estate at the junction of Saltmeadows Road and Neilson Road. The development is adjacent to Gateshead International Stadium and the A184 Felling By Pass, giving it excellent access to the A19 and A1M. Gateshead Town centre is approximately 1.5 miles south west 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.

## Description

The unit is built to a high specification and incorporates an attractive glazed pedestrian entrance and profile coated galvanised steel cladding.

The warehouse area benefits from translucent panels which give a good level of natural light. The unit has a concrete floor, three phase electricity supply, heating and water.

The unit can be accessed via a single up and over sectional door. Externally it benefits from car parking immediately outside and shared yard areas.

## Accommodation

The premises comprise the following approximate areas on a Gross Internal Basis (GIA):

Area	Sq ft	Sq m
<b>Total GIA</b>	<b>4,214</b>	<b>391.49</b>

## Tenure

The premises are available on a leasehold basis for a term of years to be agreed.

## Terms

The premises are available at a rent of £38,000 per annum exclusive.

## Business rates

As of April 2023:

Rateable Value: £29,250

Multiplier: £0.499

Rates Payable: £14,595.75

## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

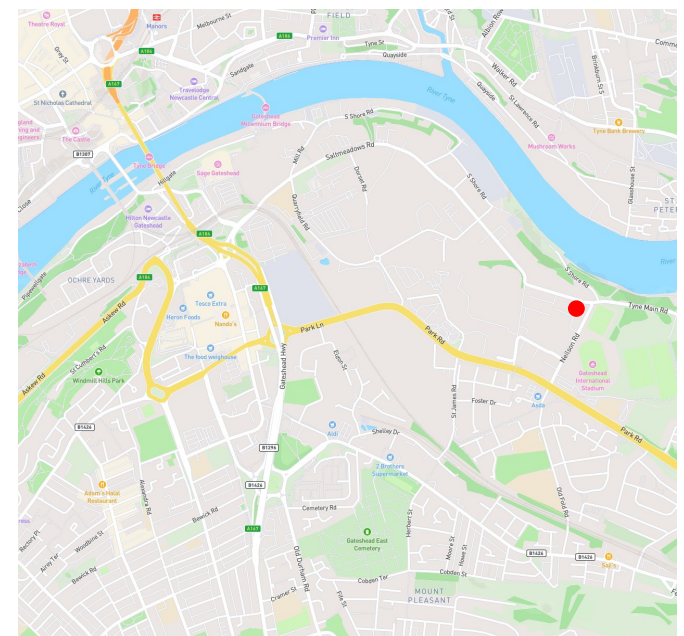
The property has an Energy Performance Rating of C.

## VAT

VAT if applicable will be charged at the standard rate.

## Viewing

Strictly by appointment with sole agents Avison Young.





**If you would like to know  
more please get in touch.**

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- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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