



To Let

Unit 11 Saltmeadows Trade Park, Neilson Road,
Gateshead, Tyne & Wear, NE10 0EQ

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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.

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, and water supply. There is ground floor office provision with the unit.

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.

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

Area	Sq ft	Sq m
Total GIA	1,729	161

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

The premises are available at a rent of £15,600 per annum exclusive.

As of April 2023:

Rateable Value: £11,750

Multiplier: £0.499

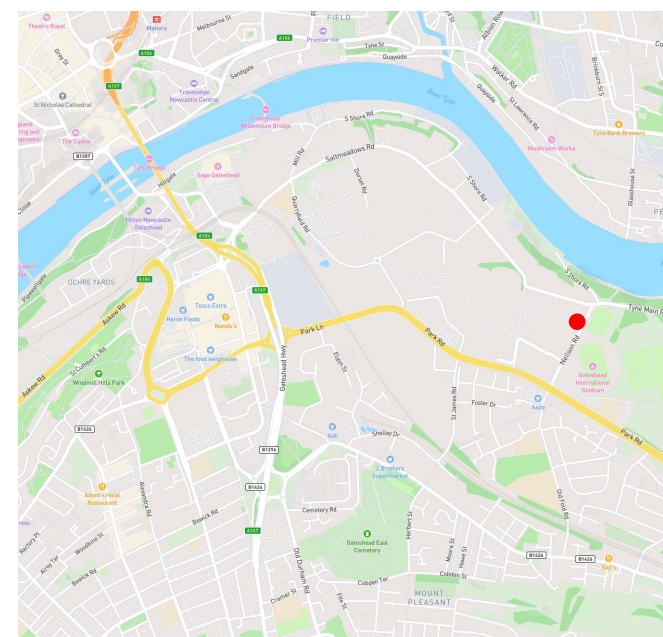
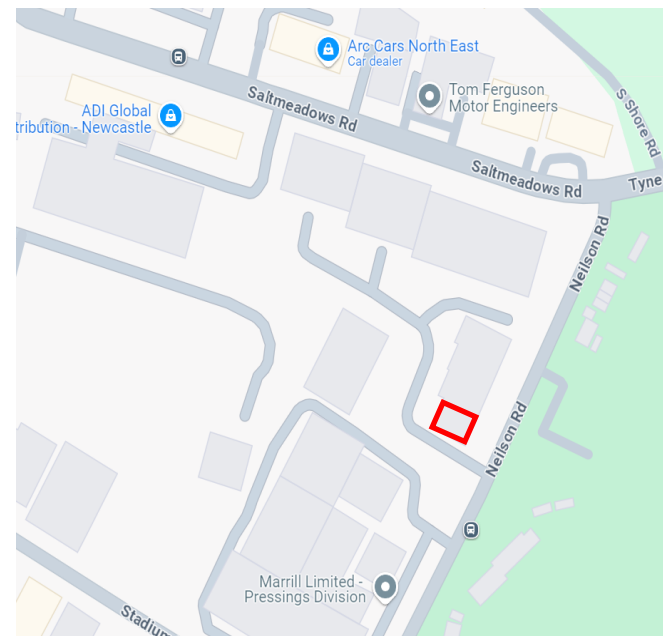
Rates Payable: £5,863.25

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

The property has an Energy Performance Rating of D.

VAT if applicable will be charged at the standard rate.

Strictly by appointment with sole agents Avison Young.





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

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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