



INDUSTRIAL UNIT TO LET

Former Gladstone Packaging Premises, Low Prudhoe, Prudhoe, Northumberland, NE42 6NP

Semi-detached industrial unit | Popular location | Three phase electricity | Large shared yard |

LOCATION

Prudhoe is a town located approximately 11 miles west of Newcastle upon Tyne and is accessed via the A695 which provides good road access to the surrounding area.

The property is situated within an established light industrial location adjacent to Prudhoe main line railway station. The town has a good range of facilities, including a Co-Op foodstore, Aldi, McDonald's and a wide range of other local retailers and leisure facilities.

DESCRIPTION

The property comprises a semi-detached building of steel portal frame construction under a pitched roof. It is arranged over four bays. The majority of the space has an eaves height of 3.15 metres and ridge height of 5.10 metres. One of the bays has a ridge height of 7.64 metres and eaves height of 5.80 metres.

There are four electronically operated loading doors, ranging in height from 2.30 metres to 4.45 metres.

Internally, there is a w.c. in the rear corner of the unit and the property also benefits from three phase electricity.

There is a large shared yard to the front of the property.

ACCOMMODATION

We have measured the property as providing a gross internal area of 533.81 sq m (5,746 sq ft)

RENT

The property is available to let (subject to vacant possession being obtained) at a rent of £40,000 per annum.

We understand the property is not registered for VAT and therefore VAT will not be payable on the rent.

TENURE

The property is available to let by way of effectively a full repairing and insuring lease for a term of years to be agreed.

A small estate service charge may be charged with respect to maintenance of the yard.

RATEABLE VALUE

The property is entered into the rating list as follows:

Description: Warehouse & premises

Rateable Value: £20,750

VIEWING

Strictly by appointment by sole agents youngsRPS.

Contact Paul Fairlamb or Chris Pattison Tel: 0191 2610300

LEGAL COSTS

Each party is to bear their own legal costs.

LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

All figures quoted above are exclusive of VAT where chargeable.

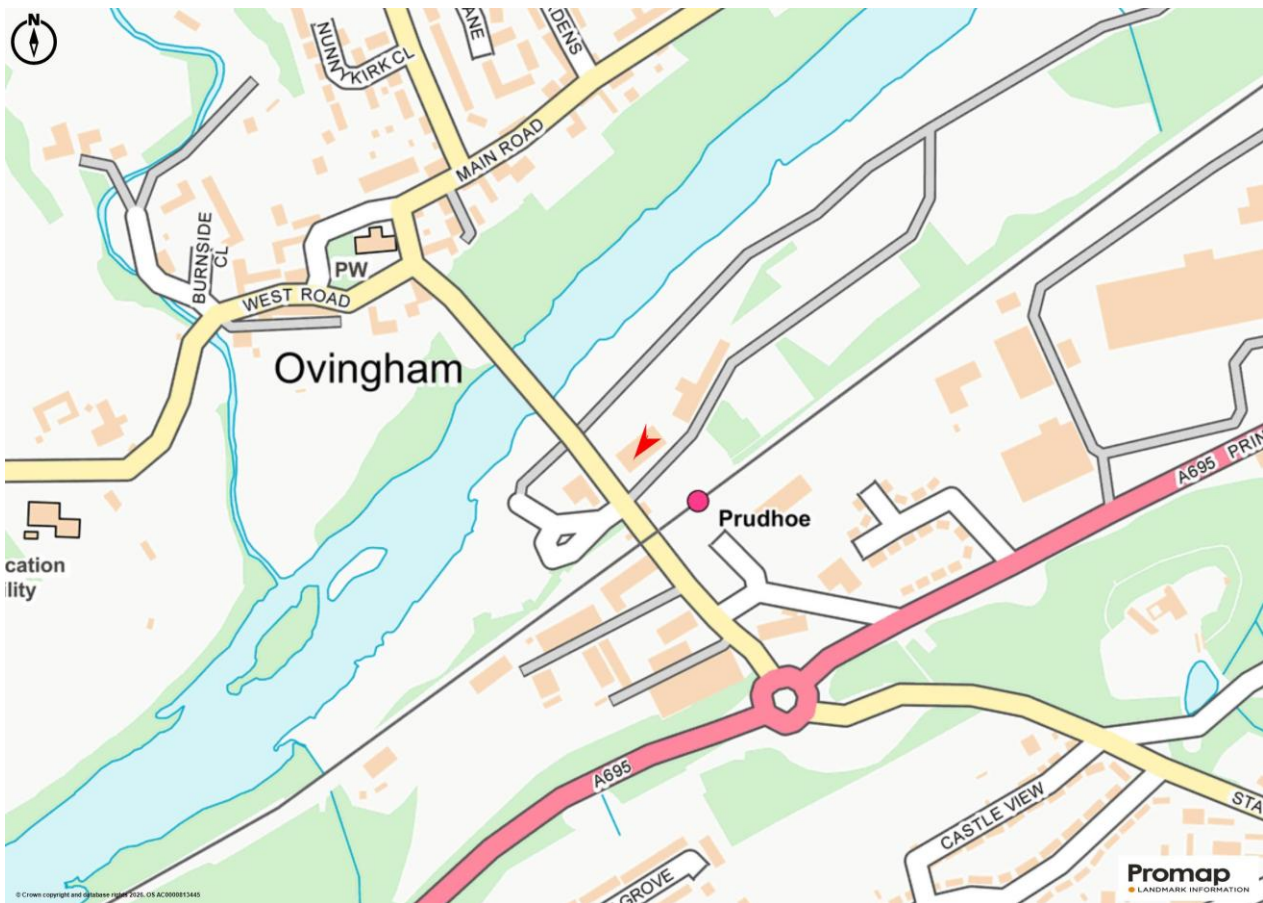
ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance rating of C-68.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage.





Particulars prepared May 2026

youngsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS youngsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither youngsRPS (nor their joint agents, if appropriate) nor the Vendor/Lessor on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy.
2. All Floor areas and measurements are approximate.
3. These particulars do not form part of any offer or contract. They contain in some instances, statements of opinion, or we have relied upon information provided by others. The information should be verified by you on inspection or your solicitor.
4. Neither youngsRPS (nor their joint agents, if appropriate), nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.