



To Let

930m² (10,011ft²)

**4 New York Way
New York Industrial Estate
NE27 0QF**

SUBJECT TO CONTRACT

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- **Modern refurbished industrial unit with two storey offices**
- **15 car parking spaces to front of offices**
- **Fenced yard with level access loading**
- **Full LED lighting in warehouse**
- **6.0m minimum eaves height**
- **Excellent established location close to A19 /A1058**

Location

The property is located on New York Way within the well-established New York Industrial Estate. The property is 0.5 miles from the Silverlink junction of the A19 and A1058 (Coast Road) with the Tyne Tunnel 1.5 miles to the south. Newcastle City Centre is 7 miles to the west.

Description

The property comprises a modern industrial unit of steel frame construction. The gross internal area is 10,011 sq ft incorporating first floor offices and stores of 1,861 sq ft. The two storey offices to the front elevation are double glazed with gas fired heating and suspended ceilings with recessed LED lighting. The production area has an eaves height of approximately 6m with gas supply available and LED lighting. There is a mezzanine floor above the ground floor offices incorporating WCs, offices and a small kitchen area. Access to the external yard is via a full height power operated up and over sectional door.

Accommodation

	sq m	sq ft
Warehouse and Offices	757.2	8,150
First floor offices/kitchen/	172.9	1,861
Total GIA	930.10	10,011



Internal photos 2025

Terms

Available by way of assignment of a lease for 10 years from 1st April 2025, with a break option in April 2030. The passing rent is £72,500 pa.

A new lease is also available subject to agreement of terms.

Business Rates

The Valuation Office Agency website lists the property with a Rateable Value of £65,000 from April 2026. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC Rating of C(65). A copy of the certificate is available on request.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

Viewing

Via Sole Agents HTA Real Estate

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