

INDUSTRIAL UNIT TO LET

Unit 8

Stadium Industrial Estate, Stadium Road,
Gateshead, NE10 0XF



Marketed by:
Housing, Environment and Healthy Communities
Property Assets & Traded Services
Gateshead Council, Civic Centre,
Regent Steet, NE8 1HH



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Location: The unit forms part of Stadium Industrial Estate, a well established industrial estate. The estate benefits from a prominent location and is a short distance from Newcastle City Centre (3.3 miles) and Gateshead Town Centre (1.8 miles)

Description: The premises comprise of a mid-terrace unit of brick and block work with par profiled steel cladding under a profiled steel roof. Access is via the main door with the unit benefiting from an electrically operated roller shutter. Internally the unit comprises a workshop, kitchen and toilet facilities. Outside there is a service yard which provides access for deliveries.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis and provides the following:

116 sqm (1,249 sqft)

Use

Uses within use classes B1 (Business), B2 (General Industry) or B8 (Warehouse/Distribution) would be considered. Please note, vehicle repair use is not permitted.

Services

The property benefits from a three phase electricity supply and water supply.

Lease Details

The property is available to let on flexible terms. Tenant responsible for all repairs, cost of building insurance and service charge. The Landlord will insure the property and recover the costs from the Tenant.

Rent

£10,300 per annum exclusive, payable monthly in advance.

Service Charge

Based on current estimates the annual service charge payable is £210 per annum. This figure will be subject to annual review and reconciliation.

Business Rates

The rateable value of the property is estimated at £9,200 per annum. Tenants may be eligible for small business rate relief, dependent on the individuals business circumstances. Interested parties should contact the local rating office on 0191 433 4726 to confirm the rates payable.

Costs

Any incoming tenant will be responsible for the Landlords reasonable legal and surveyors costs in respect of any transaction.

EPC

An Energy Performance Certificate is available upon request.

Viewings and further information

Please contact:

Property services

T: 0191 433 5223

E: property@gateshead.gov.uk

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