

# INDUSTRIAL UNIT TO LET

**Unit 13 Sands Industrial Estate,  
Swalwell, Gateshead, NE16 3DJ**



Marketed by: Amaan Dad  
Housing, Environment and Healthy Communities  
Property & Assets  
Gateshead Council, Civic Centre,  
Regent Street,  
Gateshead, NE8 1HH



**Date Produced: 21st January 2026**

### **Location**

The unit forms part of Sands Industrial Estate, a well established industrial estate. It benefits from a prominent location situated just 0.4 miles from the A1 and 5 miles from Newcastle City Centre.

### **Description**

The property comprises a spacious workshop with an electric roller shutter door and a pedestrian access door. Externally, the building features brown brick on the lower elevation and metal cladding beneath the roofline. There is also a service yard which provides parking and access for deliveries. Inside, the unit is finished with white breeze block walls and a profiled metal sheet ceiling fitted with tube lighting. The layout also includes toilet facilities.

### **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:

**150sqm (1,614sqft)**

### **Use**

Uses within use classes E(g), (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 and water supply.

### **Lease Details**

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

### **Rent**

£13,750 per annum exclusive, payable quarterly in advance.

### **Service Charge**

Based on current estimates the annual service charge payable is £200 per annum. This figure will be subject to annual review and reconciliation.

### **Business Rates**

The rateable value of the property is estimated at £9,400 per annum as of the 1st April 2026. 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:

Amaan Dad

T: 0191 433 2696

E: amaandad@gateshead.gov.uk

The Service Director Legal, Democratic & Property Services for himself and the vendor(s) or lessor(s) of this property whose agent he is gives notice that:

- I. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract:
- II. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intended purchaser or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them:
- III. no person in the employment of Gateshead Council has any authority to make or give any representation or warranty in relation to this property;
- IV. Map (if any) is reproduced from Ordnance Survey material with the permission of the Ordnance Survey on behalf of Her Majesty's Stationary Office. ©Crown Copyright. Licence no. 100019132.

