

# INDUSTRIAL UNIT TO LET

**Unit 1 Sands Industrial Estate,  
Swalwell, Gateshead, NE16 3DJ**



Marketed by: Amaan Dad  
Housing, Environment and Healthy Communities  
Property & Assets  
Gateshead Council, Civic Centre,  
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**Date Produced: 18th May 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 a manual roller shutter door and one pedestrian access doors. Externally, the end terrace 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:

**180 sqm (1,938sqft)**

### **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**

£16,500 per annum exclusive, payable quarterly in advance.

### **Service Charge**

Based on current estimates the annual service charge payable is £250 per annum. This figure will be subject to annual review and reconciliation.

### **Business Rates**

The rateable value of the property is estimated at £11,500 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:

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