

INDUSTRIAL UNIT TO LET

**Unit 1-3 Baltic Road Industrial Estate,
Felling, Gateshead, NE10 0SB**



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



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Location

The unit forms part of Baltic Road Industrial Estate, a well established industrial estate. It benefits from a prominent location situated just 3 miles from Newcastle City Centre and 4 miles from the A1.

Description

The property comprises a spacious workshop with two manual roller shutter doors positioned at each end of the unit. Externally, the building features red brick construction with small rectangular windows along the upper frontage and metal cladding beneath the roofline, as well as parking for up to five vehicles. There is also a service yard which provide access for deliveries. Inside, the unit is finished with cream breeze block walls and a corrugated sheet ceiling fitted with tube lighting, with several rooms located toward the rear. The layout includes three offices as well as 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:

440.56 sqm (4,742sqft)

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 and service charge. The Landlord will insure the property and recover the costs from the Tenant.

Rent

£38,000 per annum exclusive, payable monthly 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 £18,250 per annum as of the 1st of 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 EPC is in the process of being completed and will be available upon request very soon

Viewings and further information

Please contact:

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