



TO LET

Modern Trade Counter / Workshop Unit

Wellington Road, Dunston, Gateshead NE11 9UL

Approximately 520.25 sq m (5,600 sq ft)

CONNECT PROPERTY
PROPERTY
01642 602001

LOCATION

The property is located prominently on Wellington Street in Dunston, Gateshead with good access to the A1 western bypass. The site is located in a mixed residential and commercial area.

DESCRIPTION

The property comprises a detached workshop unit, currently undergoing refurbishment and incorporating the following:

- Newly painted profile sheet elevations
- Fully secure and gated site
- Refurbished Offices
- WC's
- New LED Lighting
- Roller Shutter Loading Assess

ACCOMMODATION

The property comprises the following approximate gross internal floor area:

Description	SQ M	SQ FT
Workshop and Offices	520.24	5,600

TERMS

The property is available "To Let" at an asking rent of £50,000 per annum exclusive. Further information is available upon application.

VAT

All prices quoted are deemed exclusive of VAT unless stated otherwise.



AML

The successful tenant will need to comply with our standard Anti-Money laundering procedure.

BUSINESS RATES

Further information is available upon application.

VIEWING

Strictly through the sole agent;

Jonathan Simpson

ddl: 07904 622280

Email: jonathan@cpne.co.uk



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