



## To Let – Ex-DMI Site, Gloucester Road, North Shields, NE29 8RQ

Units available from 5,000 sq. ft. – 24,000 sq. ft.

## Location

The site is located on Gloucester Road in North Shields which is positioned on the North bank of the River Tyne. The site lies between Tynemouth and Wallsend, roughly 7.5 miles northeast of Newcastle City Centre. It is conveniently located just off the A1058, offering direct links to the A10 to the east and Newcastle to the west. Sunderland is approximately 12.5 miles to the South-East, providing further access to regional city centres and ports. Prominent nearby occupiers include Royal Maul, JT Dove Builders Merchants, and Formica.

## Description

The site comprises of three industrial units ranging from 5,000 sq ft to 24,000 sq ft. The smaller of the three units is positioned between the two larger units. This intermediate space is well suited for storage, benefiting from WC facilities, strip lighting throughout and direct access to both adjoining units. The second largest unit offers a clear open-plan layout with a generous eaves height ranging from 6.7m to a maximum 9.4m, perfect for a number of uses. The space benefits from LED lighting and access is via a roller shutter measuring 5m by 4.8m

The largest unit provides a robust space suited for industrial or manufacturing use. The unit benefits from a minimum eaves height of 5.8m. The unit also benefits from two operational cranes. Access to the unit is via a roller shutter measuring 4.5m by 4.5m.

## Accommodation

	Sq. Ft.	Sq. M.
<b>Unit 1</b>	24,000	2,229.6
<b>Unit 2</b>	5,000	464.51
<b>Unit 3</b>	14,000	1,300.6

## Terms

The units are available by way of new FRI leases for a term of years to be agreed.

## Rent

	Price Per Annum
<b>Unit 1</b>	£96,000
<b>Unit 2</b>	£25,000
<b>Unit 3</b>	£98,000

Rent is exclusive.

## EPC

Contact the agents for further details.

## Rateable Value

Contact the agents for further details.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## Anti-Money Laundering

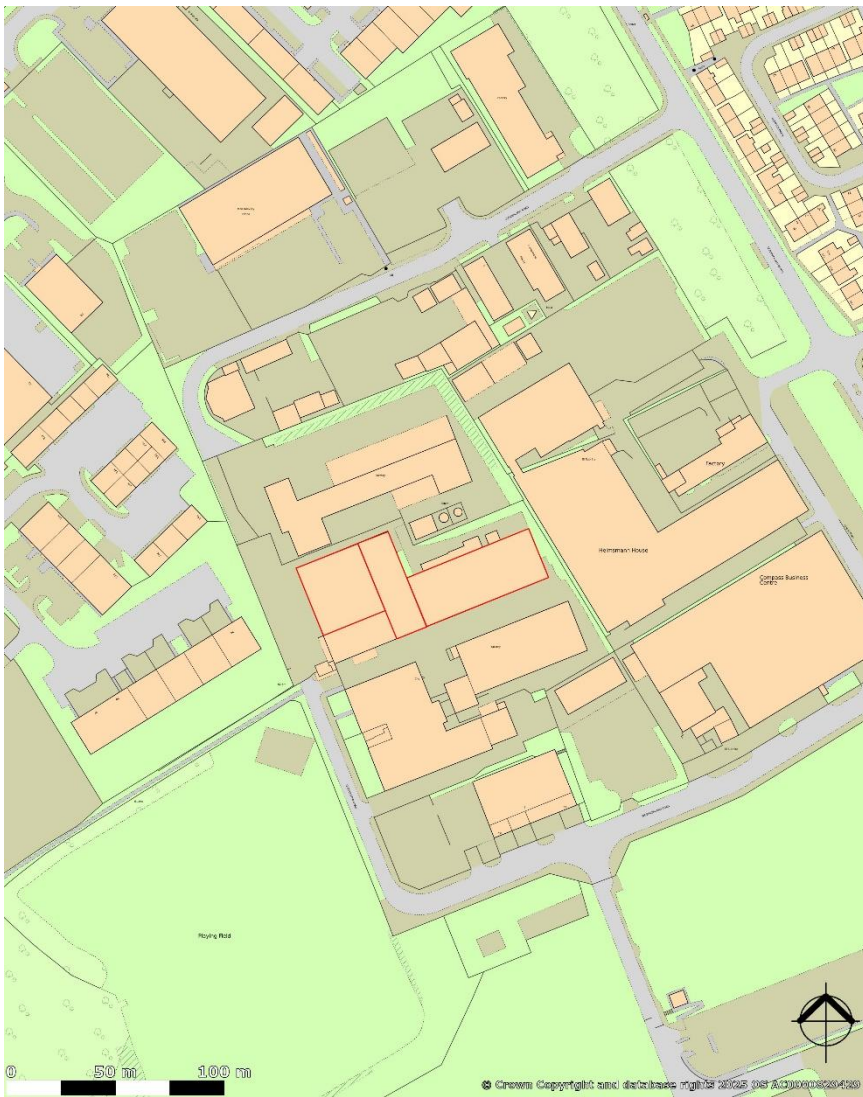
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful purchaser.

## For further information please contact:

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