



INDUSTRIAL UNIT/WAREHOUSE TO LET

Unit 35/37 Invincible Drive, Armstrong Industrial Park, Newcastle upon Tyne, NE4 7HX

Industrial unit extending to 4,036 sq ft | Suitable for a variety of industrial and warehouse uses ft | High level of site security | Refurbished accommodation | Close to City centre | Rent £32,300 per annum

LOCATION

This double unit is situated at the western end of Invincible Drive on Armstrong Industrial Park, which forms part of the extensive and well established Newcastle Business Park.

This Industrial Park, which sits on the north bank of the River Tyne, is within a 5 minute drive of Newcastle City centre, just off the A695 Scotswood Road, on the west side of the City. This area lies just west of the Redheugh Bridge, the A189 trunk road, which connects Newcastle City centre with the A1 western bypass 3 miles to the south-west. Occupiers on the Industrial Park include Newcastle City College, Dean & Wood, Wolseley UK Limited and J & P Hardware.

DESCRIPTION

The Industrial Park was developed in around 1990, and comprises some 40 industrial units arranged in a number of small terraces fronting the main estate road, Invincible Drive. The Park is intensively managed, with units refurbished and returned to their original condition on coming to the market.

The Park benefits from continuous live, manned security, provided by CCTV surveillance controlled from the Newcastle Business Park central security office situated nearby. Ultra fast broadband is now connected to the Industrial Park.

The unit is of single storey steel frame construction, with profile metal sheet panels and brick facing walls with a profile metal decked roof. The property benefits from a maximum eaves height of 5.62 m, with loading access via two manually operated roller shutter doors 3 m wide x 3 m high.

Male & female/accessible w.c.'s are provided. The unit benefits from three-phase electricity, LED lighting, roof mounted solar panels, two gas fired commercial space heaters, and an intruder alarm.

There is a dedicated concrete surfaced service area to the front of the unit, with adjacent parking. Some overflow parking is also available nearby.

ACCOMMODATION

We have measured the property as providing the following gross internal floor area:

Ground floor 374.96 sq m (4,036 sq ft)

SERVICES

We understand there are mains gas, three-phase electricity, water and drainage connected to the property. Full information on the solar panel system can be provided on request.

Prospective tenants should satisfy themselves as to the suitability of these services.

RATEABLE VALUE

The property has a rateable value of £29,000. Interested parties should seek confirmation from the Local Authority.

LEASE TERMS

The property is available to let by way of a new, internal repairing and insuring lease for a term of years to be agreed. There is a service charge operating to cover external repairs and the estate services.

RENT

£32,300 per annum plus VAT, payable quarterly in advance. This rent is exclusive of business rates.

PERMITTED USES

The property is suitable for a variety of uses under Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987. Further uses may be considered, and will be subject to obtaining a satisfactory planning consent.

LEGAL COSTS

Each party to bear their own legal costs.

LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne (Tel: 0191 2328520)

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C-60. A copy of the EPC certificate and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

All figures quoted above are exclusive of VAT where chargeable.





Particulars prepared February 2025

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