



# To Let

## Part J F Hunt Premises, Shadon Way, Portobello Industrial Estate, Birtley DH3 2RN

- Secure warehouse/workshop on established estate
- Secure yard with parking
- Internal clear eaves height 2.7m rising to 4.6m
- Ramped access leading to an electric roller shutter door
- Excellent location close to the A1(M)
- To be refurbished

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**Location**

The Portobello Industrial Estate lies adjacent to the A1(M) approximately 7 miles south of Newcastle upon Tyne, 5 miles south of Gateshead and 2 miles West of Washington.

The building is located at the north end of Shadon Way and forms part of the John F Hunt facility.

**Description**

The unit forms the north eastern section of a large detached distribution warehouse and has been separated from the remaining space to provide an independent space.

It is of traditional steel portal frame construction with brickwork/blockwork walls, which have been over-clad in single profile steel cladding to the external elevations, all under a pitched roof incorporating translucent rooflights.

Internally it has concrete floors throughout and a clear height of 2.7m to the haunch and 4.6m to the apex. The front of the building contains a small block incorporating an open plan office, single disabled WC and small kitchen.

Externally there is a securely fenced yard to the front which also provides a ramped access to an electrically operated insulated sectional loading doors each 4.9m wide x 3.9m high.

**Accommodation**

The property has been measured on a gross internal basis and provides the following areas.

Description	SQM	SQ FT
Workshop/Warehouse	1,006.80	10,859
Offices	41.5	447
<b>GIA</b>	<b>1,048.30</b>	<b>11,283</b>

**Terms**

The property is offered to let by way of a new FRI lease on terms to be agreed at a rent of £55,000 per annum exclusive.

**Business Rates**

The unit currently forms part of a larger assessment and will be re-assessed on occupation.

**Energy Performance Certificate (EPC)**

The J F Hunt premises has an EPC Rating of D89

**Services**

The property benefits from a water supply and sub metered 3 phase electricity supply. All interested parties must make their own investigations into service provisions.

**VAT**

All figures quoted are exclusive of VAT which may apply.

**Viewing**

Via Agents HTA Real Estate: -

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