

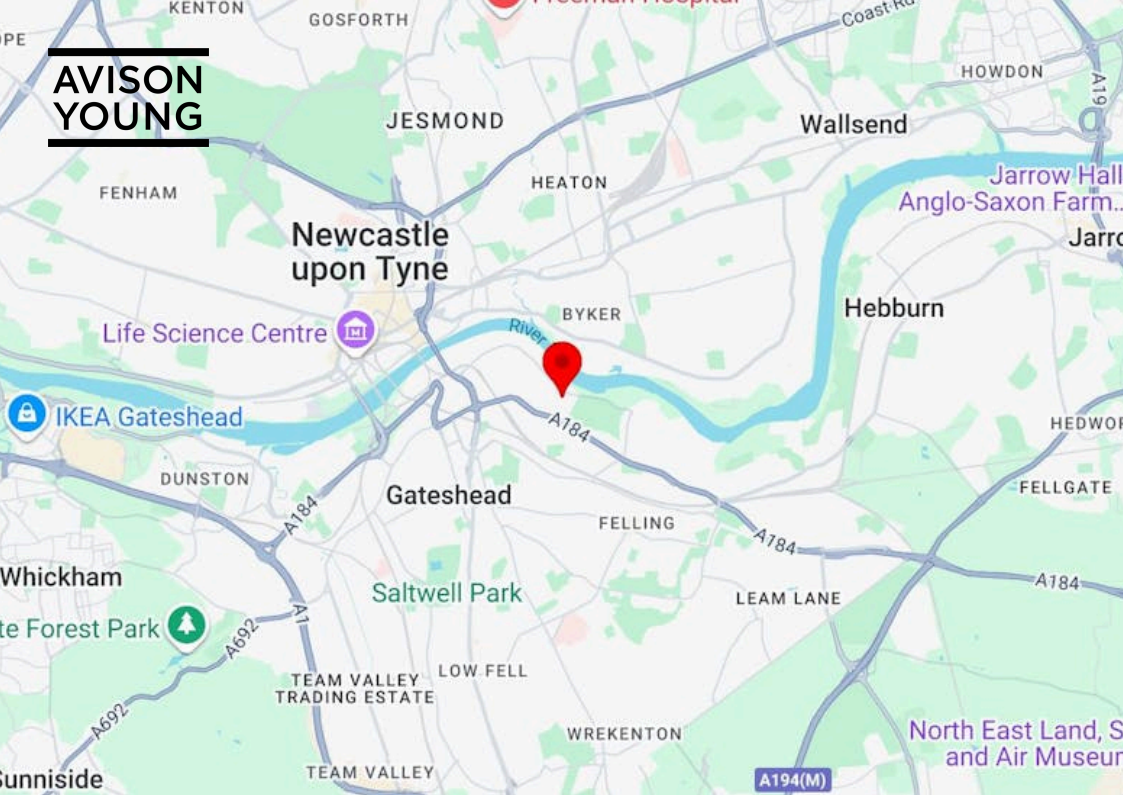


**AVISON
YOUNG**

Unit A Baltic Park, Saltmeadows Road, Gateshead, NE8 3DA

Industrial To Let | £56,000 per annum | 5,584 sq ft

Industrial Space with mezzanine to let within established business park in Gateshead



Key Points

- High spec industrial park constructed in 2019
- LED lighting
- Mezzanine area
- Office space
- Car parking
- Loading door
- Kitchen facilities
- Close to Newcastle

Accommodation

Name	sq ft	sq m	Availability
Ground - Industrial	3,722	345.79	Available
Ground - Ground floor office accommodation	1,862	172.99	Available
Total	5,584	518.78	

Description

The unit is built to a high specification, incorporating an attractive pedestrian entrance. The premises benefits from profile coated galvanised steel cladding arranged over the ground floor, with minimum clear heights of 6 meters. Goods access is via a single up and over sectional loading door.

Within the unit there is an integral office area at ground floor level which is carpeted and benefits from suspended ceilings, heating and lighting along with male/female WC's. The warehouse area benefits from LED lighting and a small kitchen. Externally there is a shared yard area and ample car parking.

Location

Baltic Park lies within the East Gateshead industrial estate accessed from Saltmeadows Road. The development is adjacent to Gateshead International Stadium and the A184 Felling Bypass giving it excellent access to the A19 and A1M. Gateshead Town centre is approximately 1.5 miles southwest with Newcastle upon Tyne centre 1.5 miles north west. The immediate surrounding area is largely industrial but includes a mixture of commercial uses such as an Asda store, drive thru restaurant and petrol filling station.

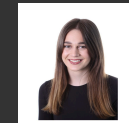
Summary

- Rent: £56,000 per annum
- Business rates: £20,885 per annum
As of April 2023
- EPC: A
- Lease: New Lease

Contact & Viewings



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Further information

- [View details on our website](#)
- [View Microsite](#)

