



## Secure Compound Space

0.3 Acres (0.12 Hectares)

- Secure concrete hardstand
- Rarely available
- Ideal for a range of storage uses
- Asking Rent: £12,000 per annum exclusive

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## TO LET

Pelaw Industrial Estate, Green Lane,  
 Gateshead, NE10 0UW

### Location

The compound is located in Pelaw Industrial Estate, just off Green Lane. There is easy access on to the A185 which in turn provides access to the wider Newcastle Gateshead area, along with South Tyneside and Sunderland. Both Heworth and Pelaw Metro stations are within walking distance. The estate comprises of a wide range of industrial uses and is popular with occupiers in the local area.

### Description

The site is a secure concrete hardstand bordered by metal fencing. Access from the road is via double gates which lead into the compound. The site would be suitable for a range of storage uses and has good access to the regional road network.

### Accommodation

	Acres	Hectares
Compound	0.3	0.12

### Terms

The premises are available by way of a new full repairing and insuring lease at a rent of £12,000 pa (exclusive) plus VAT.

### Services

We understand no services are currently connected to the site. Any interested parties will need to provide their own service connections.

### Rateable Value

The property has a current rateable value (2017) of £7600.00. The site is described as 'land used for storage and premises'

### Legal Costs

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

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### VAT

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



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