

INDUSTRIAL UNIT TO LET

**Unit 1 High Spen Industrial Estate,
Gateshead, NE39 2PS**



Marketed by: Emma Sellar
Housing, Environment and Healthy Communities
Property & Assets
Gateshead Council, Civic Centre,
Regent Street,
Gateshead, NE8 1HH



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Location: The High Spen Industrial Estate located off Strothers Road in High Spen and is in the west end of Gateshead. The estate is located approximately 6.1 miles west of the A1 which can be used to connect with other key road networks such as the A19.

Description: There are four terraced units on the estate consisting of industrial/storage units and workshops.

The unit is an end-terraced, of steel portal framed construction and has a pitched roof with a profiled sheet cladding covering together with four translucent roof lights. The external walls are predominantly brickwork. Internally the unit has a concrete floor throughout, a WC, a roller shutter loading door, fluorescent strip lights and a minimum internal clear height of approximately 3.54 m.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis and provides the following:

47.36 sqm (510 sqft)

Use

Uses within use classes E(g) (Industrial process), B2 (General Industry) or B8 (Warehouse/Distribution) of the Use Class Order 2020 would be considered. Please note vehicle repair use is not permitted.

Services

The property benefits from an electricity and water supply.

Lease Details

The property is available to let on flexible terms. Tenant responsible for all repairs and maintenance, cost of building insurance and service charge. The Landlord will insure the property and recover the costs from the Tenant.

Rent

£4,000 per annum exclusive, payable monthly in advance.

Service Charge

The service charge will be based on a fair proportion of the estimated annual service charge budget. This figure will be subject to annual review and reconciliation.

Business Rates

The rateable value of the property is estimated at £2,950 per annum. Tenants may be eligible for small business rate relief, dependent on the individuals business circumstances. Interested parties should contact the local rating office on

Costs

Any incoming tenant will be responsible for the Landlords reasonable legal and surveyors costs

EPC

An Energy Performance Certificate is not required for this property.

Viewings and further information

Please contact:

Emma Sellar

T: 07542029911

E: emmasellar@gateshead.gov.uk

The Service Director Legal, Democratic & Property Services for himself and the vendor(s) or lessor(s) of this property whose agent he is gives notice that:

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