



Sanderson
Weatherall

To Let

Light Industrial/ Storage Units

1,064 sq ft (98.89 sq m)

► **Units 2 and 3**
Capstan Park
Hadrian Road
Wallsend
North Tyneside
NE28 6HH

Certified



Corporation



Key points

- ▶ Light Industrial/Storage Units
- ▶ Secured Site and Monitored CCTV
- ▶ Asking Rent: £9,500 pa inc of service charge
- ▶ Size: 1,064 sq ft (98.89 sq m)
- ▶ 100% rates relief for qualifying businesses



Description

The available accommodation comprises two identical light industrial/storage units situated within a secure fenced estate at Capstan Park, North Tyneside. The units were originally constructed for boat storage and repairs purposes, however, they are well suited to a variety of storage and light industrial uses given their clear open plan layout and excellent accessibility.

The units present very well throughout and benefit from the following features:

- Modern arched steel clad construction
- Full height electric roller shutter loading access (4.2m wide x 4.2m high)
- Solid concrete flooring
- Secure fenced and gated site
- Monitored CCTV coverage
- 6m max floor to ceiling height
- 100% business rates relief for qualifying businesses
- Excellent access to the A19, Tyne Tunnel and wider North Tyneside area

Location

Capstan Park occupies a prominent commercial location on Hadrian Road (A187) in Wallsend, North Tyneside. The estate benefits from excellent road connectivity, with direct access to the A19 approximately 2.5 miles to the east via the Tyne Tunnel approach, providing convenient links throughout the North East region, including Newcastle upon Tyne, Sunderland, North Tyneside and the wider national motorway network. Newcastle City Centre lies approximately 4 miles to the west.

The property is situated within an established commercial and industrial area that is home to a range of occupiers across manufacturing, engineering, trade counter, distribution and business services sectors. The location benefits from excellent public transport provision, with Hadrian Road Metro Station located immediately adjacent, providing regular services to Newcastle City Centre, the coast and Newcastle International Airport. Wallsend Town Centre is also nearby, offering a range of retail, leisure and amenity facilities for staff and visitors, making it an attractive base for a variety of occupiers.





Accommodation

We understand that the subject units comprise the following approximate gross internal floor areas:

| Description | sq m | sq ft |
|-------------|-------|-------|
| Unit 2 | 98.89 | 1,064 |
| Unit 3 | 98.89 | 1,064 |

Asking Rent & Lease Terms

The units are available to rent on FRI terms at an annual rate of £9,500 per annum plus VAT inclusive of service charge.

Business Rates

With effect from 1 April 2026 we understand the units are assessed for rating purposes as follows:

Unit 2 - RV £9,700

Unit 3 - RV £9,700

Qualifying business will receive 100% small business rates relief. We would recommend that interested parties verify the accuracy of this information and rates payable with the Local Rating Authority (North Tyneside Council).

EPC

EPC's have been commissioned and will be available for inspection shortly.

Services

Interested parties are advised to make their own investigations with regard to the services available.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

All figures quoted are exclusive of VAT where chargeable.

Legal costs

Each party are responsible for their own legal costs incurred throughout any transaction.





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Viewings

For further information or to
arrange a viewing please
contact the sole letting agents:

▶ **James Fletcher**
07894 411 871
james.fletcher@sw.co.uk

▶ **Amy Lamming**
07561 710 960
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