



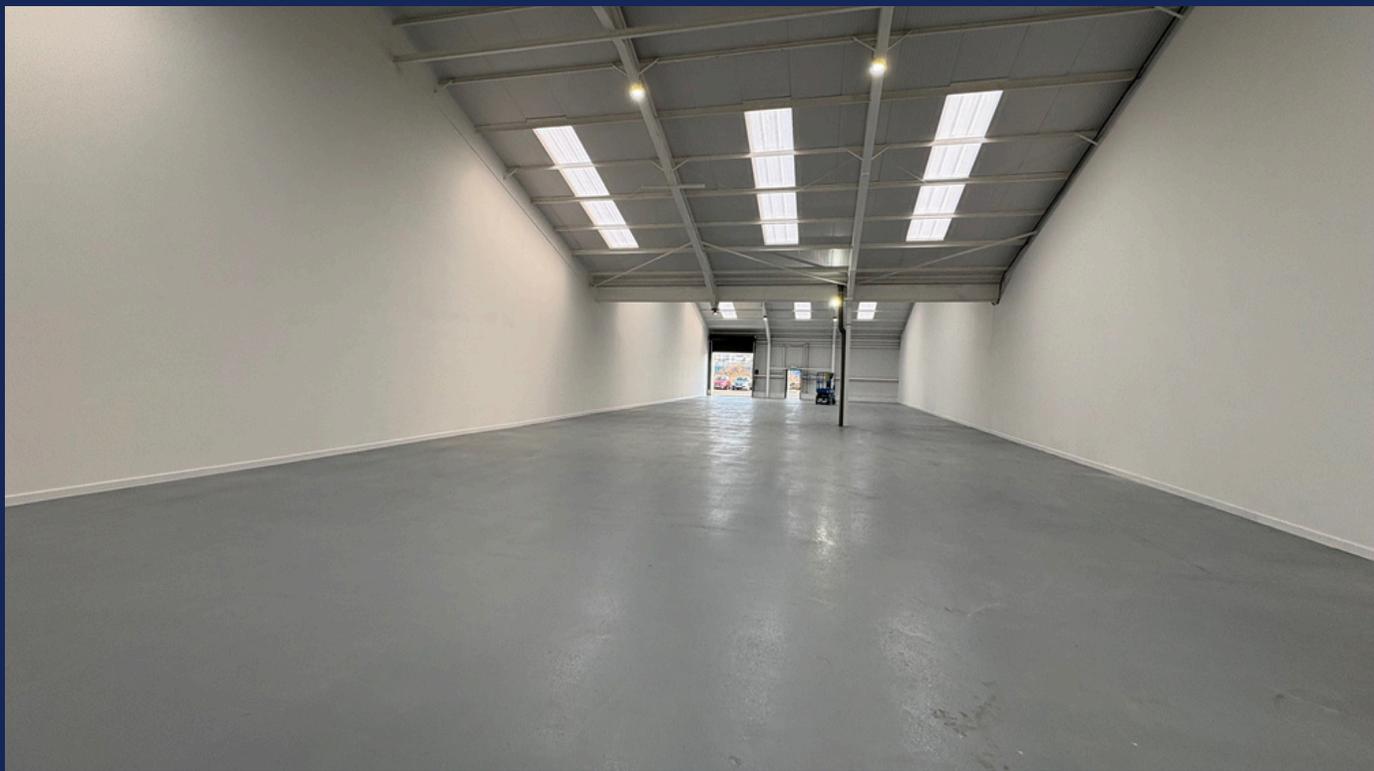
TO LET

MODERN AND NEWLY REFURBISHED INDUSTRIAL UNITS

FELLING INDUSTRIAL ESTATE, GREEN LANE, FELLING, GATESHEAD, NE10 0QH



Sanderson
Weatherall



Summary

- Newly Refurbished
- Modern Units
- 6,237 sq ft (579.43) – 12,474 sq ft (1,159 sq m)
- Asking Rent: £6.00 psf
- On Site Parking
- Subject to Contract

Description

The property comprises two newly refurbished modern industrial units finished to a high standard. Each unit benefits from newly rescreeded concrete floors, insulated corrugated roof panels incorporating skylights and brand new LED lighting throughout, creating a bright and energy efficient working environment. The accommodation includes kitchenette and WC facilities together with 3 phase power supply. Loading access is provided via an electrically operated roller shutter door measuring approximately 3m wide by 4m high.

Externally, the units benefit from designated parking and 24 hour access. The units are currently arranged as two identical self contained spaces but could easily be combined to create a single larger unit if required.



Accommodation & Asking Rents

We understand that the subject property comprises the following approximate Gross Internal Areas:

Description	sq m	sq ft	Asking Rent
T5	579.43	6,237	£37,500
T6	579.43	6,237	£37,500
Total	1,159	12,474	£75,000

Location

The units are located within the BizSpace Felling Business Centre which is situated on Green Lane within the established Felling Industrial Estate in Felling, approximately 4 miles south east of Newcastle upon Tyne and a short distance east of Gateshead Town Centre. The site benefits from excellent connectivity, situated just off the A184 Felling Bypass which provides direct links to the A1(M), A19 and the Tyne Tunnel via the A194(M), offering convenient access across Tyne and Wear and the wider North East region.

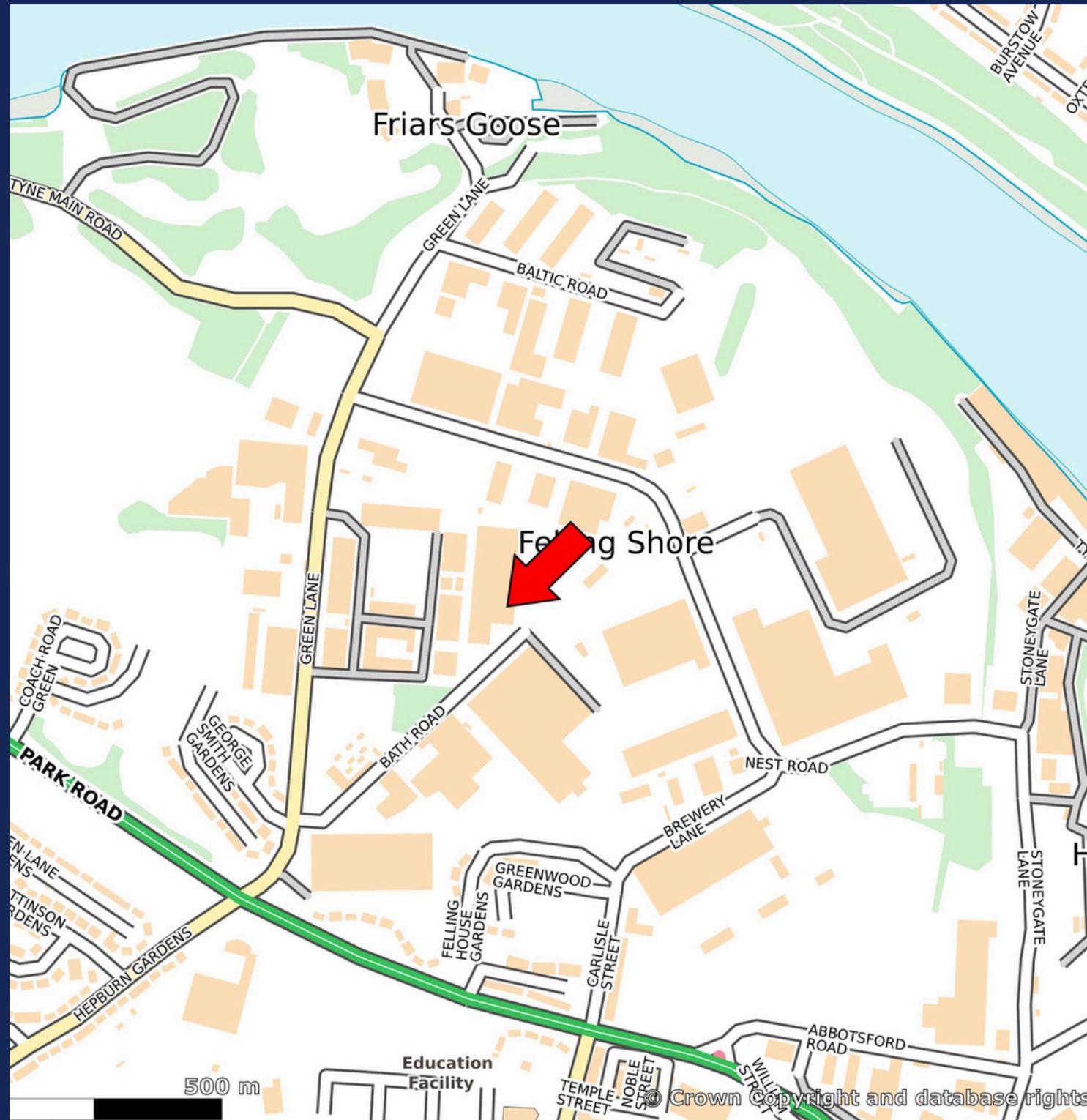
Public transport links are also strong, with Felling Metro Station approximately a 10 minute walk away and Heworth Interchange close by, providing Metro and rail services throughout the region. Local amenities are available in Felling Town Centre, which is within walking distance and offers supermarkets, shops, cafés and other services, making the location well suited to businesses, trades and light industrial occupiers seeking accessible premises near Newcastle City Centre.

Terms

The units are available to let on a new Full Repairing Lease or License for a term of years to be agreed. The minimum term commitment is 12 months.

Services

We understand the property benefits from having all mains services connected, however interested parties are advised to carry out their own investigations with regards to this matter.



Energy Performance Certificate

An EPC has been commissioned and will be available for inspection shortly.

Business Rates

Interested parties are to make their own enquiries.

Anti Money Laundering

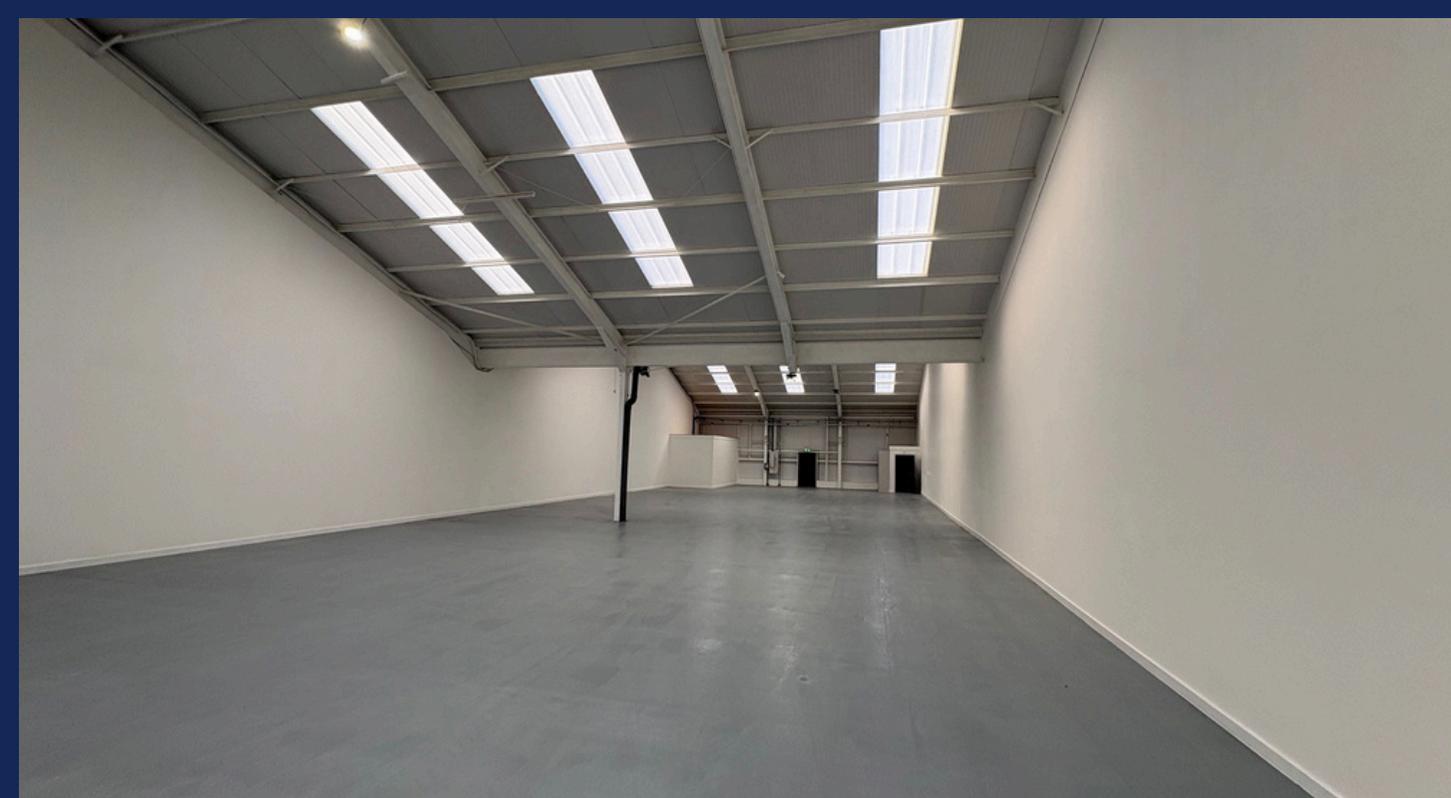
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

We are advised that the property will attract VAT, therefore, all figures quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs.





Contact

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

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