



Sanderson
Weatherall

To Let

Refurbished Industrial Units

From 1,171 sq ft (108.81 sq m)
To 2,532 sq ft (235.24 sq m)

► **Nelson House**
Oceana Business Park
Davy Bank
Wallsend
NE28 6UZ

Certified



Corporation



Key points

- ▶ Refurbished Industrial Units
- ▶ From 1,171 sq ft (108.81 sq m)
- ▶ To 2,532 sq ft (235.24 sq m)
- ▶ Rent From £11,710 per annum
- ▶ Subject to Contract

Description

Nelson House comprises a newly refurbished industrial and office building situated within the secure Oceana Business Park.

The ground floor accommodation is configured as 4 individual industrial units each benefitting from an electric roller shutter door measuring approximately 3.50m in height.



The units offer a floor to ceiling height of approximately 4m with solid concrete floors, brick and blockwork walls and strip lighting throughout. A WC block is positioned at the east elevation for shared use.

The premises are located within a secure, monitored site benefitting from 24 hour surveillance offering excellent security for occupiers. To the rear of the premises there is associated car parking, providing convenient on site parking for staff and visitors.

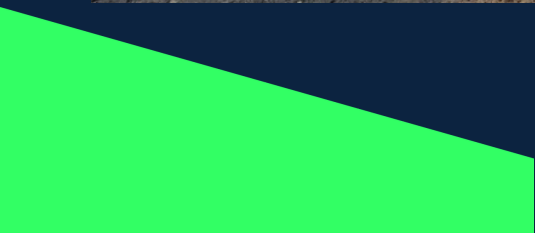
Location

Oceana Business Park is located on Davy Bank in Wallsend, Newcastle. This long established business park is situated approximately 5 miles east of Newcastle upon Tyne and 3 miles west of the A19 which is one of the region's major trunk roads providing access to Newcastle upon Tyne in the North and Sunderland and Teesside in the south.

The A1(M) is located approximately 8 miles south of the site. The site is also approximately 0.3 miles from Wallsend Town Centre.

The site is accessed down Davy Bank off Hadrian Road.





Accommodation

We understand that the accommodation provides the following gross internal areas:

Description	sq m	sq ft	Rent (pa)
Unit 1	170.84	1,839	£16,551
Unit 2	171.30	1,844	£16,596
Unit 3	108.81	1,171	£11,710
Unit 4	235.24	2,532	£22,788

Terms

The properties are available to let on Full Repairing and Insuring Leases for a term of years to be agreed.

Business Rates

To be confirmed.

EPC

To be confirmed.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

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 deemed exclusive of VAT where chargeable.

Legal costs

Each party are to be 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

▶ **Kevin McGorie**
07901 710 671
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