



Artist's Impression

TO LET

REFURBISHED INDUSTRIAL UNITS

NELSON HOUSE, OCEANA BUSINESS PARK, DAVY BANK, WALLSEND NE28 6UZ

SW

Sanderson
Weatherall

Summary

- 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.

Accommodation & Rent

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



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.

Terms

The property is available to let on a Full Repairing and Insuring Lease for a term of years to be agreed.

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.

Business Rates

To be confirmed.

EPC

To be confirmed.

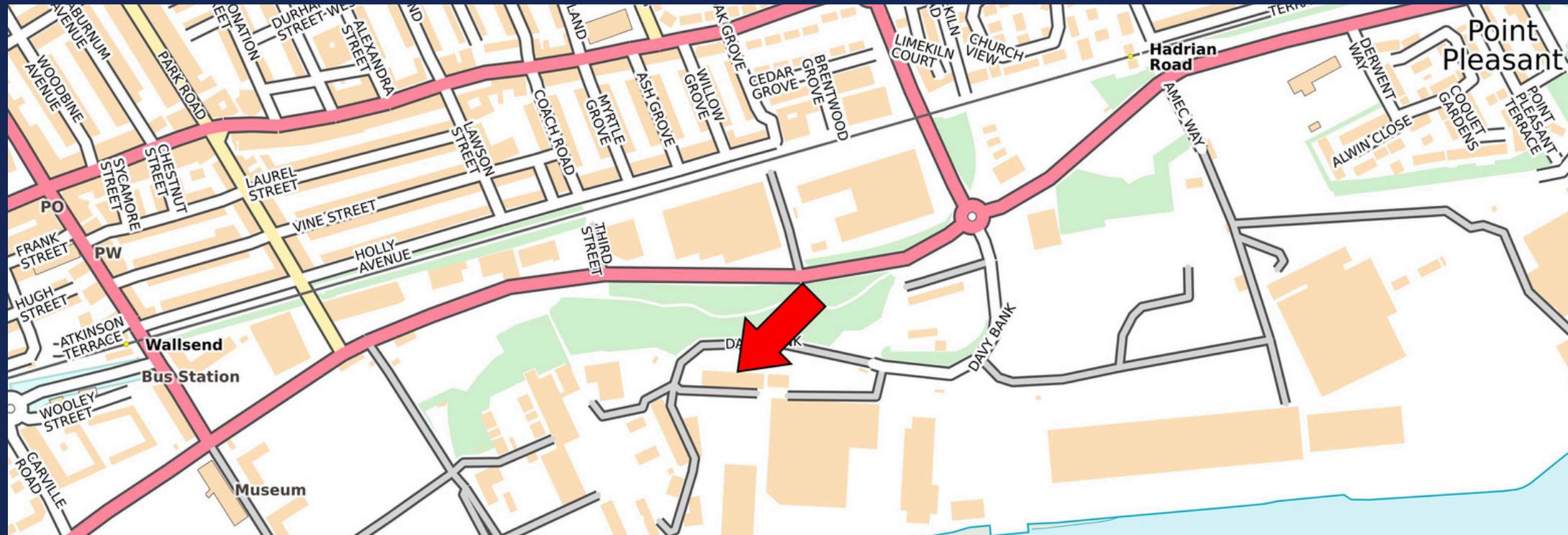
Anti Money Laundering

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

VAT & Legal Costs

All figures quoted are deemed exclusive of VAT where chargeable.

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





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Contact

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

James Fletcher



07894 411 871



james.fletcher@sw.co.uk

Kevin McGorie



07901 710 671



kevin.mcgorie@sw.co.uk



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