



Kingsway North, Gateshead NE11 0NX

TO LET

Modern Industrial/Warehouse Unit with
Offices

**13,717 Sq Ft
(1,274 Sq M)**

DESCRIPTION

A modern unit of brick and block construction around a steel portal frame with a dual pitched roof accessed via two roller shutter loading doors (4.47m x 3.0m and 5.97m x 3.0m) and incorporating offices on two levels.

- ✓ 1274.3 Sq M (13,717 Sq Ft)
- ✓ Minimum Eaves 6.18m
- ✓ Apex 9.18m
- ✓ Well Fitted Offices
- ✓ Yard/Loading Area
- ✓ Good Access to A1M

LOCATION

The unit is well located on the corner of First Avenue and Kingsway North on a premier North East business park adjacent to the A1 and close to Newcastle City Centre and the Airport.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	9,724	903
Industrial/Warehouse		
Ground Floor Offices	1,713	159
First Floor Offices	2,280	212
Total	13,717	1,274

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

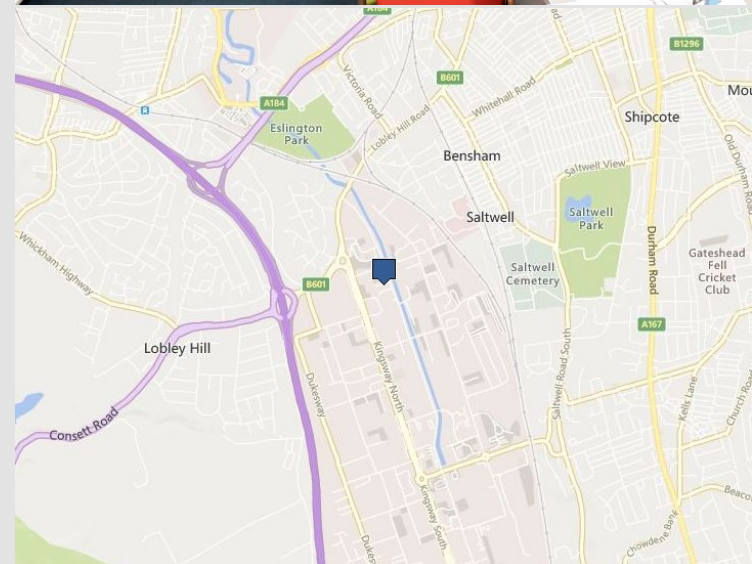
BUSINESS RATES

Interested parties should contact Gateshead Council for the precise rates payable T:01914334726 or www.gateshead.gov.uk

TERMS

The premises are available on a new full repairing and insuring lease for a term and rent review pattern to be agreed at a rent of £67,500 pa.

EPC C-59



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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