



Union Electric Steel UK Limited - In Administration. Coulthards Lane, Gateshead, NE8 3DX.

- **Highly prominent Gateshead Town Centre location**
- **Surrounding area is a focus for numerous regeneration schemes**
- **Excellent access to Gateshead Highway & Park Lane**

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Avison Young

Fourth Floor
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Newcastle Upon Tyne
NE1 3PJ

Factory/Development Opportunity for sale

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Location

The Site is located in a very prominent position at the corner of Park Lane/Felling Bypass and the Gateshead Highway/Flyover to the east of Gateshead town centre within the Bridges Ward. The site is located on one of the key traffic thoroughfares which leads to Gateshead Town Centre, the Tyne Bridge and Newcastle city centre.

The Gateshead Metro and Bus Interchange is located in close proximity to the west and Newcastle Central Train Station is located approximately 1 mile to the north west.

The Site is well placed to benefit from the regeneration of the region and hubs of activity such as Newcastle city centre, Gateshead town centre, the MetroCentre (regional shopping centre), The Glasshouse, Baltic Centre for Contemporary Art and Team Valley Trading Estate.

There are numerous large-scale long-term regeneration schemes underway in the area including the proposals for the new Arena and Conference Centre immediately to the north of the site.

There remains an extensive mix of industrial and warehousing occupiers to the east of the site along the A184 Felling Bypass. However, much of the immediate surrounding area has been redeveloped over recent years to provide alternative uses.

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Property Description

The Site extends to approximately 10.2 acres (4.13ha) and is irregular in shape. The main factory building is located to the south of Coulthards Lane, and the car park, security office and Shower Block are located to the north of Coulthards Lane.

The main facility comprises several substantial purpose-built industrial buildings arranged in nine bays with multiple floor level changes throughout. We understand that the site has been occupied for over 100 years under various ownerships and has been expanded over many decades.

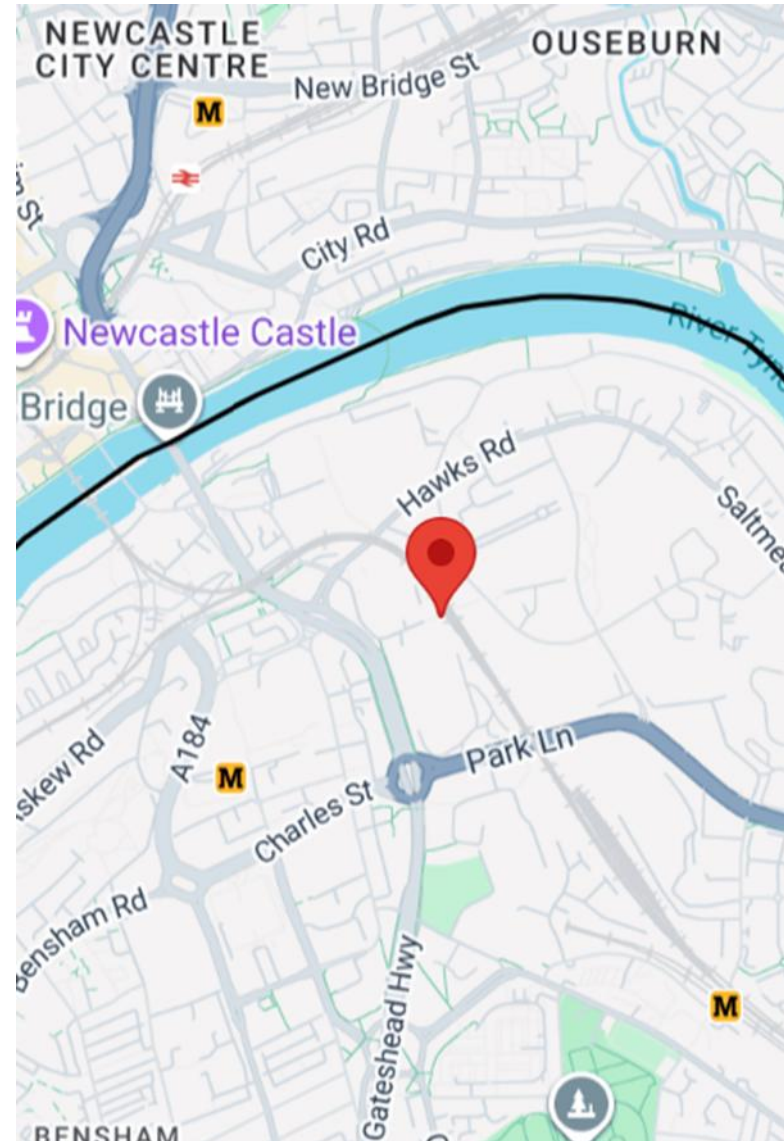
The main factory has substantial eaves with numerous lined deep pits.

There is office accommodation arranged across two floors to the north of the accommodation. To the north of Coulthards Lane is a security office/Reception and Shower block. There are also secure parking facilities to the north of Coulthards Lane as well as on the main site.

To the east of the site there is land which is leased from Network Rail which leads to a railway line which links Newcastle with Sunderland. This land is held on a lease which can be terminated. This land is not included in the sale.

The site has a high site coverage due to the various extensions over the years which means that external circulation space is limited. Goods access is via numerous roller shutter doors to the north, south and eastern elevations. The western boundary of the building/site adjoins the Felling Bypass.

The facility is currently being wound down and the Administrator is looking to dispose of the Plant & Machinery separately, but enquiries can be made through Avison Young to the Administrator re the Plant & Machinery



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Accommodation

The following Gross Internal areas have been measured from plans and are for information only.

| Area (GIA) | Sq ft | Sq m |
|--------------------------------|----------------|---------------|
| Factory Bay 0 | 40,020 | 3,718 |
| Factory Bay 1 | 30,946 | 2,875 |
| Factory Bay 2 | 54,067 | 5,023 |
| Factory Bay 3 | 50,698 | 4,710 |
| Factory Bay 4 | 9,375 | 871 |
| Factory Bay 5 | 16,867 | 1,567 |
| Factory Bay 6/7 | 14,359 | 1,334 |
| Factory Bay 8 | 18,988 | 1,764 |
| Foundry Store | 11,625 | 1,080 |
| Stores | 8,374 | 778 |
| Garage | 3,606 | 335 |
| Lab | 2,271 | 211 |
| Two Bay Heat Treatment | 6,943 | 645 |
| Two Bay Melt | 3,907 | 363 |
| Factory Total | 272,047 | 25,274 |
| Offices | 11,647 | 1,082 |
| Gatehouse | 4,736 | 440 |
| Offices Total | 16,383 | 1,522 |
| All Buildings Total GIA | 288,430 | 26,796 |

EPC

Available on request

Rates

The rateable value of the premises is £265,000.

Tenure

The premises are available freehold with full vacant possession.

Price

Offers invited – Plant & Machinery available separately

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT if applicable will be charged at the standard rate.

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Planning

The planning policy framework for the site includes:

Core Strategy and Urban Core Plan (CSUCP) 2010–2030, adopted March 2015.

Making Spaces for Growing Places (MSGP), adopted February 2021.

The CSUCP sets the strategic vision for Gateshead and Newcastle, identifying the Urban Core as the priority location for major development. Policies CS1 and CS2 promote the Urban Core as the regional focus for growth, targeting approximately 3,750 new homes by 2030 to support economic growth and population increases.

Policy CS6 ensures sufficient employment land for Class B1, B2, and B8 uses. The site also falls within the Gateshead Central Sub-Area, which focuses on retail development, protecting the Primary Shopping Area, improving accessibility, and enhancing green infrastructure.

The MSGP provides detailed policies and land allocations. A review of employment land policies confirms the site is not designated as a Main or Key Employment Area, as such there is no policy protection against its loss for alternative uses.

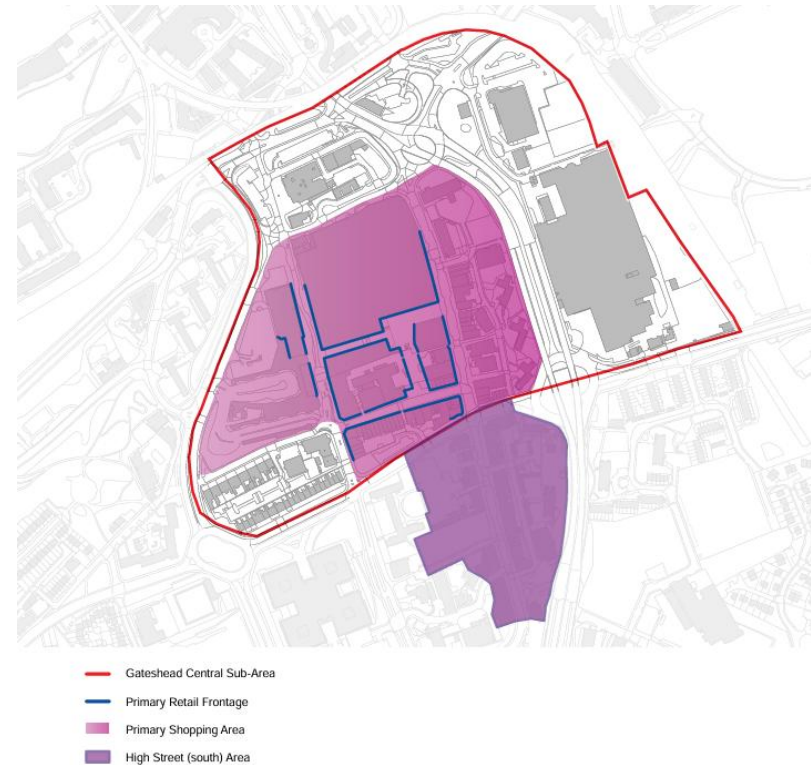
The site is in a growth area promoting mixed uses, including residential development, and is not safeguarded for employment-only purposes.

From the above initial review it is concluded that:

- The Site is in an area identified within the adopted Local Plan as being a focus for growth including new residential development.
- The Local Plan promotes a range of uses within the defined Urban Core and Gateshead Central Sub-Area.
- The Site is not designated as being either within a “Main Employment Area” or “Key Employment Area”. Given this the site is not protected from being considered acceptable for alternative uses.

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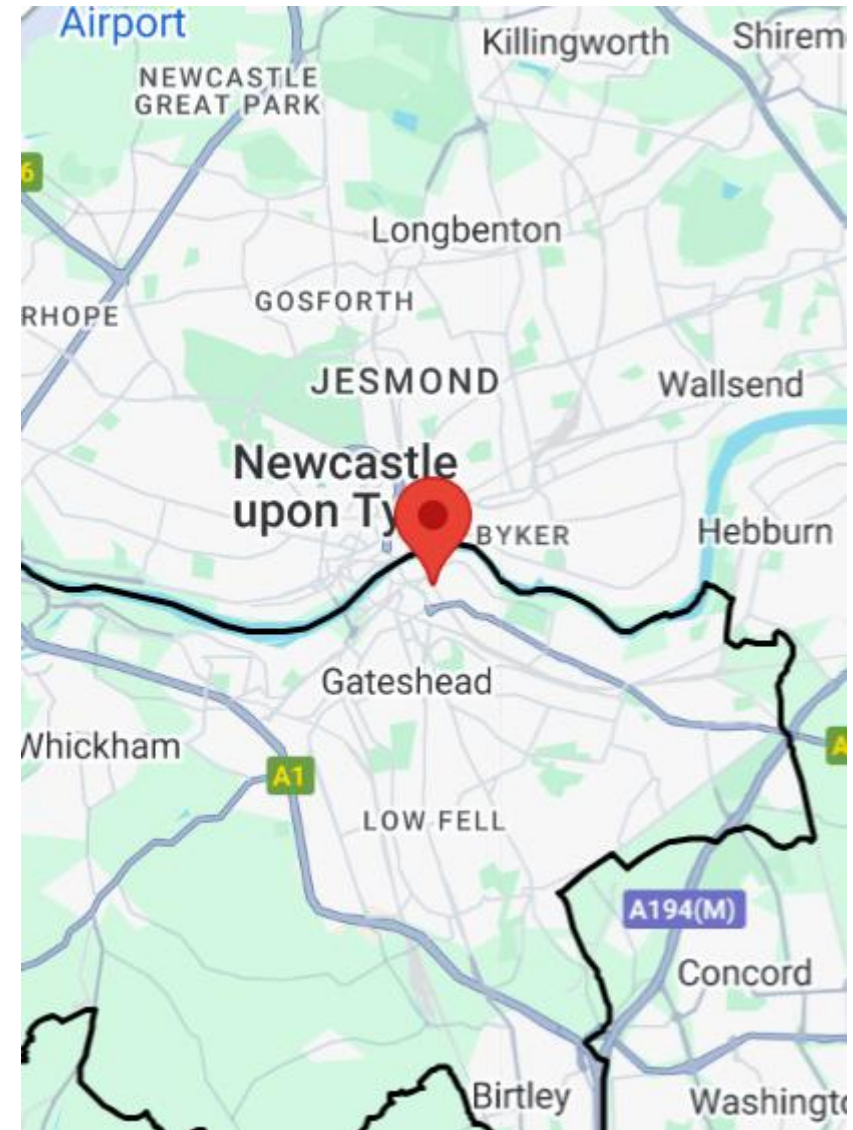
Discussions have been held with the Local Planning Authority who are supportive of non employment uses on the site subject to a Planning Brief for the site being agreed.



Gateshead and Newcastle upon Tyne Core Strategy and Urban Core Plan – Gateshead Central Sub-Area” policy area.

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