



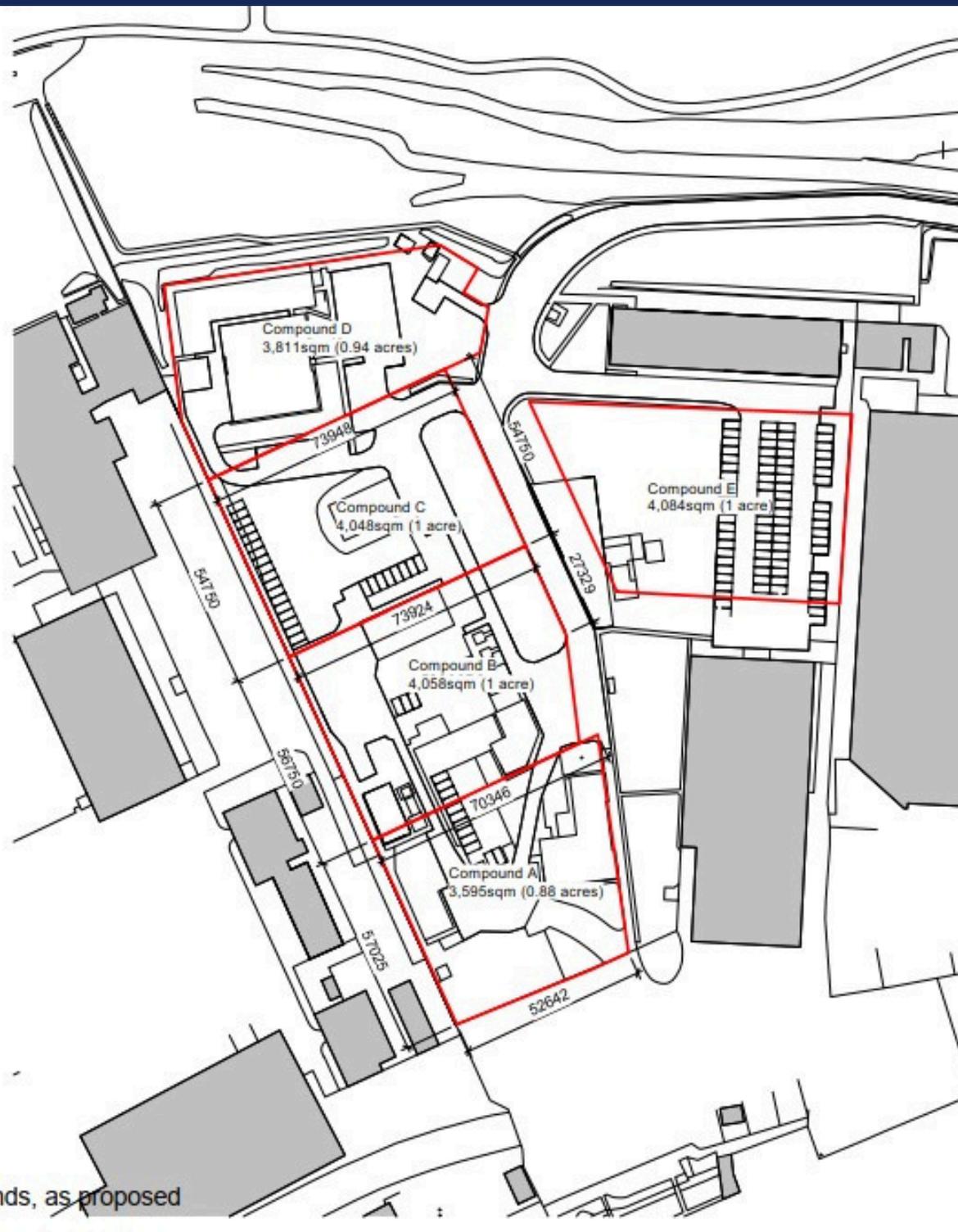
**TO LET**

**INDUSTRIAL OPEN STORAGE COMPOUNDS**

**OCEANA BUSINESS PARK, DAVY BANK, WALLSEND NE28 6UZ**

**SW**

Sanderson  
Weatherall



Setting out plan, compounds, as proposed  
1 : 1250

## Summary

- Open Storage Plots
- From 1 acre (0.405 ha)
- Rent: £45,000 per acre
- 9.5 acre site (3.99 hectares)
- Located adjacent to the A19

## Description

The site is irregular in shape and mainly flat with the majority of the site comprising hardstanding land. Plots will be securely gated, fully fenced and professionally levelled to ensure safety, accessibility and ease of use.

## Accommodation

The site extends to approximately 3.99 hectares (9.5 acres). Plots are available to rent from 1 acre.

## Terms

We are instructed to seek Leasehold offers in the region of £45,000 per acre.

## Energy Certificate

To be confirmed.

## Performance

## Services

Electricity can be provided on request.

## 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.

## Business Rates

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

All rents 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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