



**Lambert
Smith
Hampton**

0191 232 6291
www.lsh.co.uk

To Let

Industrial

Substantial secure yard

Skinnerburn Road, Newcastle upon Tyne, NE4 7AR



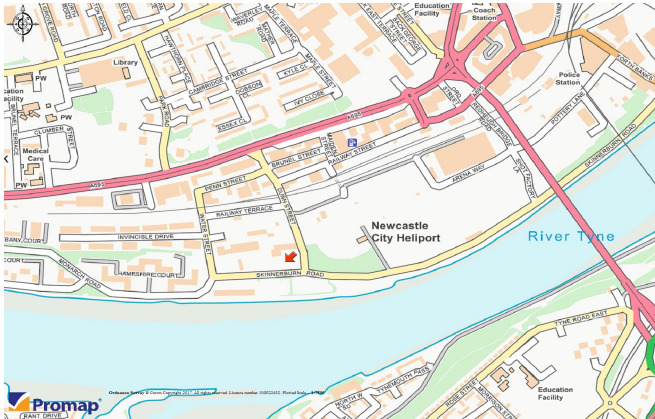
- 0.75 Ha (1.87 Acres)
- Surfaced secure yard
- Close to City Centre
- Immediately available

Lambert Smith Hampton

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

Skinnerburn Road, Newcastle upon Tyne, NE4 7AR

Location



The yard is located on the corner of Skinnerburn Road and Dunn Street adjoining Nixon Hire, a short distance from the A695 Scotswood Road and approximately 1.25 miles south west of the City Centre. The surrounding area is an established trade counter location with nearby occupiers including Howdens, Plumbase, Toolstation and Greggs.

Description

A level broadly rectangular site surfaced with a combination of concrete and tarmac secured by palisade fencing. It benefits from two access points, one from its western end off Skinnerburn Road and the other from Dunn Street. We understand that separate mains water, electricity and drainage will be available once the existing occupier vacates. It would be suitable for vehicle storage, builders merchants and the like.

Accommodation

The site has a frontage to Skinnerburn Road of approximately 138m and a return frontage to Dunn Street of circa 45.5m and encloses an area of approximately 0.75 ha (1.87 acres) or thereabouts.

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

To be separately assessed.

Terms

The premises are available on a new lease for a term to be agreed at a rent of £55,000 per annum. Further details on application.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Andrew Wright
Lambert Smith Hampton
0191 338 8320
awright@lsh.co.uk

13th October 2017

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