



COMPOUND E

**MACK**  
Contracts Ltd

easyStorage

COMPOUND D

To Let

Industrial Open Storage Compounds



Oceana Business Park  
Davy Bank  
Wallsend  
NE28 6UZ



**SW**  
Sanderson  
Weatherall

## Key points

- ▶ Industrial Open Storage Compounds
- ▶ Rent: From £25,000 per annum
- ▶ From 0.5 acres (0.20 ha) to 2 acres (0.81 ha)
- ▶ Located adjacent to the A19

## Description

After undergoing a comprehensive programme of demolition and site clearance works over the past two years, Oceana Business Park has been transformed into a high quality open storage and industrial land opportunity. The former buildings have been removed, creating five self contained compounds, with Easy Storage and Mack Contracts now occupying Compounds C and A/B respectively.



Each plot has been professionally levelled and prepared to provide safe, secure and functional open storage accommodation. The compounds are fully enclosed by steel palisade fencing and benefit from secure gated access. Utility connections, including power and water, can be made available subject to occupier requirements.

As part of the wider redevelopment and investment being undertaken across the estate, the business park will ultimately benefit from a fully managed and secure environment, including controlled gated access, 24 hour availability and comprehensive CCTV coverage, providing occupiers with a modern, secure and well maintained setting for their operations.

## Location

Oceana Business Park is situated on Davy Bank, Wallsend, an established commercial location approximately 5 miles east of Newcastle city centre. The business park benefits from excellent connectivity to the region's strategic road network, making it an attractive location for industrial, storage and distribution occupiers.

The property is located approximately 3 miles west of the A19, one of the North East's principal arterial routes, providing direct access to Tyne Tunnel, Newcastle upon Tyne, Sunderland and Teesside. The A1(M) is also readily accessible, facilitating wider regional and national connectivity.

Wallsend town centre lies approximately 0.3 miles to the west, providing a range of local amenities and public transport links. Access to the site is via Davy Bank, which connects directly to Hadrian Road (A1058), a key route linking Wallsend with Newcastle and the surrounding conurbation.

The surrounding area comprises a mix of industrial, trade counter, storage and commercial occupiers, reinforcing Oceana Business Park's position as a well-established business location within the North Tyneside market.



## Accommodation

Compound D – 1 acre

Compound E – 1 acre

Subject to occupier requirements, the compounds may be subdivided to provide a site of approximately 0.5 acres.

## Asking Rent & Lease Terms

The available compounds are offered at a quoting rent of £45,000 per annum exclusive. Where smaller requirements are accommodated, rents are available from £25,000 per annum exclusive. The sites are available by way of new lease agreements on terms to be agreed.

## EPC

To be confirmed.



## Services

Electricity can be provided on request.

## Business Rates

To be confirmed.

## Anti Money Laundering

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

## VAT

All rents quoted are deemed exclusive of VAT where chargeable unless expressly stated otherwise.

## Legal costs

Each party to bear their own legal costs.





Sanderson  
Weatherall

## Viewings

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

▶ **James Fletcher**  
07894 411 871  
james.fletcher@sw.co.uk

▶ **Kevin McGorie**  
07901 710 671  
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