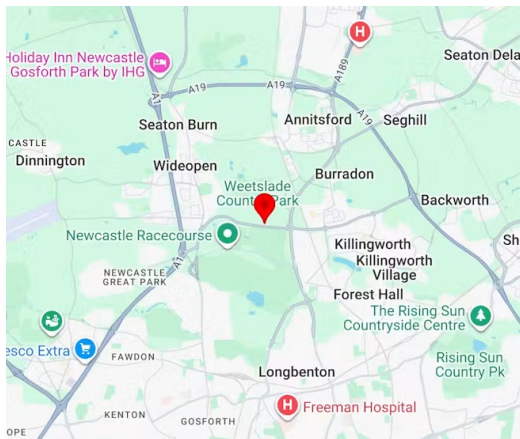




Newcastle upon Tyne, NE3 5HE

Industrial/Logistics, Retail To Let | £1,450 per month | 1,450 sq ft

Hybrid Units Located in the New Development of Indigo Village



Description

Indigo Business Village Gosforth comprises 18 self-contained terraced hybrid units available to let. Each unit comprises 725 sq. ft of ground floor workshop style accommodation serviced by an electric roller shutter door. The first floor comprises 725 sq. ft of office accommodation with LED lighting and perimeter trunking. Each unit is serviced by a fitted kitchenette on the first floor and WC facilities. The roof of each property contain solar Pannels providing cost effective green energy.

The wider business park includes car parking spaces for tenants and staff and a central community hub which can be used by tenants. The site is secured by perimeter fencing and a self locking main entrance gate.

Location

Indigo Village is situated on Sandy Lane within Indigo Park East, Gosforth, Newcastle upon Tyne. The development occupies a highly accessible position approximately 1 minute from the A1 and 3 minutes from the A19, providing excellent connectivity to Newcastle city centre and the wider North East. Newcastle city centre and Newcastle International Airport are both approximately 15 minutes away by car.

Terms

Each tenant will receive a new lease with flexible terms available.

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.

Services

All main services are connected to the site

High Speed Internet

High-speed internet is available on site, you can choose which ever supplier you prefer

Rent & Estate Charge

Rent of £1450+VAT per month, inclusive of Estate Charge

Small Business Rates

If you are eligible, the size of the units means they qualify for small business rates relief. Please contact the local council to confirm eligibility.

Summary

- Rent: £1,450 per month
- VAT: Applicable
- Legal fees: Each party to bear their own costs

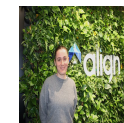
Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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Disclaimer These particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of any offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending Purchaser/tenant should not rely on them as statement or representations of fact, but must satisfy themselves by there own inspection(s) or otherwise as to the correctness. The property/land is sold/let as seen, and the purchaser/tenant is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors and/or it's associated agents has any authority to make or give any representation or warranty what so ever in relation to this site/building. Align Chartered Surveyors trades under Align Property Partners Limited CRN: 10385861, Part of the Brierley group of companies (owned by North Yorkshire Council).

Accommodation

Name	sq ft	sq m	Availability
Unit - Unit 1	1,450	134.71	Available
Unit - Unit 2	1,450	134.71	Available
Unit - Unit 3	1,450	134.71	Available
Unit - Unit 4	1,450	134.71	Available
Unit - Unit 5	1,450	134.71	Available
Unit - Unit 6	1,450	134.71	Available
Unit - Unit 7	1,450	134.71	Available
Unit - Unit 8	1,450	134.71	Available
Unit - Unit 9	1,450	134.71	Available
Unit - Unit 10	1,450	134.71	Occupied
Unit - Unit 11	1,450	134.71	Occupied
Unit - Unit 12	1,450	134.71	Occupied
Unit - Unit 13	1,450	134.71	Occupied
Unit - Unit 14	1,450	134.71	Occupied
Unit - Unit 15	1,450	134.71	Occupied
Unit - Unit 16	1,450	134.71	Occupied
Unit - Unit 17	1,450	134.71	Occupied
Unit - Unit 18	1,450	134.71	Occupied
Total	26,100	2,424.78	