

To Let



Felling Business Centre

Felling, Gateshead, NE10 0QH

 **naylors**

To Let

Industrial/Workshop/ Warehouse Space

132 – 2,482 sq ft
(12.26 – 230.58 Sq M)

- Excellent location with easy access to Newcastle and Gateshead town centres
- Flexible lease options
- Ideal starter units

Location

Felling Business Centre is situated within Felling, Gateshead, approximately 2 miles south of Newcastle City Centre.

The site is close to the A184 dual carriageway which connects to the South via the A1 (M) and the Tyne Tunnel via the A194 (M). The site is accessed from the A184 onto Green Lane.

The Business Centre offers excellent transport links including two metro stations within walking distance.

Description

Felling Business Centre offers a range of workshop, storage and industrial units. The units available are single storey units from 1,200 ft² – 8,769 ft². The site offers free parking, good vehicle access, unloading areas, 24 hour access and on site security.

Accommodation

The property comprises the following net internal areas:

Unit A1:	600 sqft	(55.74 sq m)
Unit D2 Yard:	1,500 sq ft	(139.35 sq m)
Unit H2:	535 sq ft	(49.70 sq m)
Unit H4:	2,146 sq ft	(199.37 sq m)
Unit H11:	132 sq ft	(12.26 sq m)

Terms

The units can be rented using a single page licence agreement for quick and easy access. For companies looking to occupy for a longer period of time, leases are also available.

Rent

Unit A1:	On application
D2 Yard:	On application
Unit H2:	£6,420 per annum
Unit H4:	On application
Unit H11:	On application

Cost is plus VAT. Leases may be available on units over 1,000 – 1,500 sqft.

EPC

On application.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

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(s).





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