

TO LET

The Waterfront, Newburn Riverside,
Newcastle upon Tyne, NE15 8NZ



High Quality Industrial and Warehouse Units

- High quality industrial and warehouse units
- Landscaped business park environment
- Excellent access to the A1(M)

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Location

The Waterfront development is located on Newburn Riverside which is an established prime commercial location on the north bank of the River Tyne. The area benefitted from a £46M investment in reclamation and infrastructure and now forms a high quality business park environment.

The units are accessed from Kingfisher Boulevard which provides dual carriageway access linking the units to the A695 Scotswood Road and in turn the A1(M). Newcastle City Centre is approximately 4 miles to the east.

The surrounding users are largely industrial and office in nature with occupiers including the NHS, Stannah, MacFarlane Group and CVS.

Description

The properties comprise either semi-detached or terraced self-contained modern industrial units. Externally they have car parking to the front with secure shared service yards to the rear. Access to the warehouse areas are via up and over electrically operated roller shutter doors.

There is a pedestrian entrance to the office areas which benefit from a double height glazed façade. Unit C1 has offices over two floors where both warehouse areas are of natural light via translucent panels to the roof and an eaves height of approximately 6m.

Accommodation

Unit	Size	Rent (PAX)	Rateable Value
B2	4,755 sqft (442m ²)	£38,000	£17,750
C1	6,710 sqft (623m ²)	£53,500	£35,000

Tenure

The properties are available by way of a new internal repairing and insuring lease for a term of years to be agreed. The rent, maintenance rent and insurance is subject to 3% annual increases.

EPC

Unit B2 – E106

Unit C1 – C69

Maintenance Rent

Unit B2 - £4,439 per annum exclusive.

Unit C1 - £7,814 per annum exclusive.

Building Insurance

Unit B2 - £951 per annum exclusive.

Unit C1 - £951 per annum exclusive.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transactions.

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Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All figures quoted are exclusive of VAT where chargeable.



Image: C1 External



Image: B2 Internal



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