

## TO LET

Louie House, Lancaster Road, Dunston  
Industrial Estate, Gateshead, Tyne And  
Wear, NE11 9JR



### Industrial Unit

15,645 Sq Ft (1,453.42 Sq M)

- Well-located industrial space
- Adjacent to the A1
- Office and amenity space
- Available Immediately

For further information please contact:

Duncan Christie  
E: [duncan@naylorsgavinblack.co.uk](mailto:duncan@naylorsgavinblack.co.uk)  
DD: 07841 764 765

Keith Stewart  
E: [keith@naylorsgavinblack.co.uk](mailto:keith@naylorsgavinblack.co.uk)  
DD: 07796302147

Hadrian House  
Higham Place  
Newcastle upon Tyne  
NE1 8AF  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## TO LET

Louie House, Lancaster Road, Dunston  
Industrial Estate, Gateshead, Tyne And

### Location

The property is situated on Lancaster Road within Dunston Industrial Estate, a well established industrial location. Transport links are excellent with the property adjacent to the A1. Closeby is the MetroCentre as well as established occupiers including GAP Group, Meldrum and Thrifty Hire.

### Description

The property is a semi detached steel portal frame industrial unit with brick and clad elevations, set within a fenced secure compound. Internally the warehouse area benefits from concrete flooring and LED high bay lighting. A roller shutter door provides access which extends to 4.2m wide by 4.2m high. The eaves height is 5m minimum rising to 7m at the apex. The unit also contains a small office, amenity block and W.C.

Externally, there is a shared tarmac service yard area and space for staff parking.

### Services

The property benefits from electricity and water supplies. Both are sub-metered and will be recharged according to usage by the landlord.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

	Sq Ft	Sq M
<b>Total GIA</b>	<b>15,645</b>	<b>1,453.42</b>

### Terms

The unit is available by way of a new FRI lease for a term of years to be agreed.

### Rent

£75,000 Per Annum

### EPC

Please contact Naylor's Gavin Black.

### Rateable Value

Please contact the relevant local authority.

### 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Code of Practice

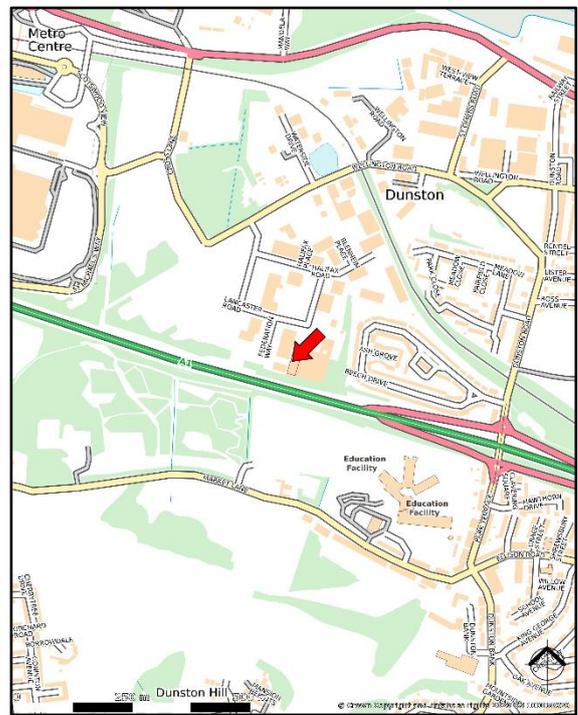
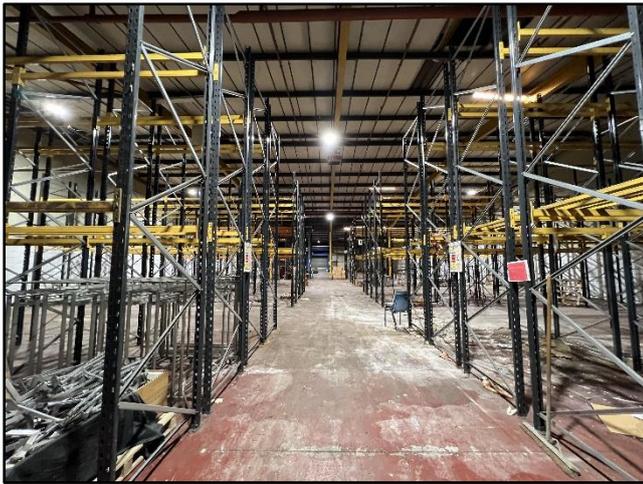
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



**TO LET**

Louie House, Lancaster Road, Dunston  
Industrial Estate, Gateshead, Tyne And





NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order