



To Let

Louie House, Lancaster Road

Dunston Industrial Estate, Gateshead, Tyne & Wear, NE11 9JR

 **naylors**

To Let

Industrial Unit

15,654 Sq Ft (1,453.42 Sq M)

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

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 (6th Edition) and comprises the following areas:

Total GIA: **15,645 sq ft** (1,453.42 sq m)

Rent

£40,000 per annum.

EPC

Please contact Naylors.

Rateable Value

Please contact the relevant local authority. .

Legal Costs

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

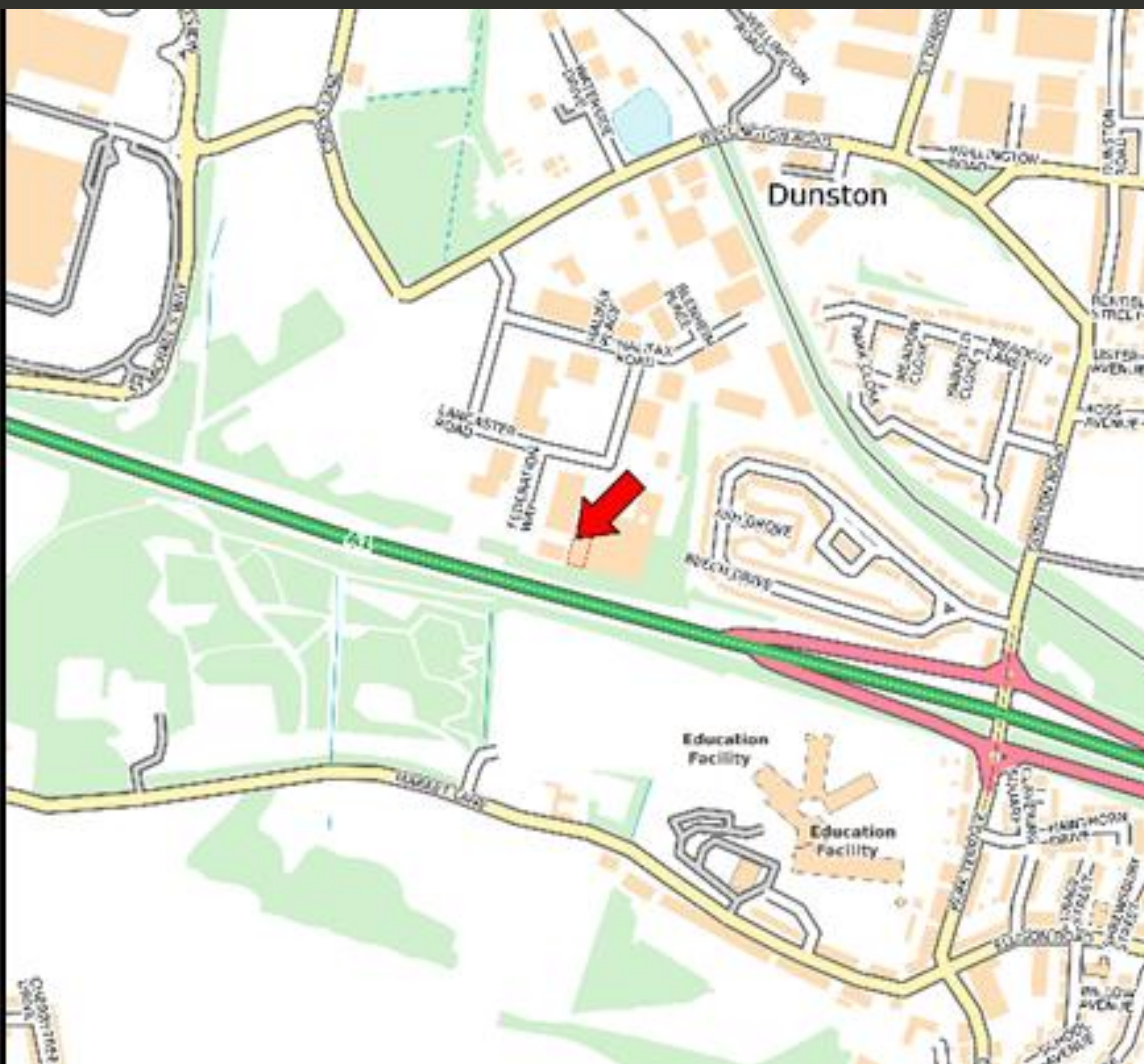
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to 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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For further information please contact:

Duncan Christie
T: 07841 764 765
E: new email address

Keith Stewart
T: 07796 302 147
E: new email address



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor's.co.uk