

To Let



Unit 4 Maling Court, Hoult's Yard

Newcastle upon Tyne, NE6 2HL

 **naylors**

To Let

Mid-Terrace Industrial Unit

6,501 Sq Ft (603.97 Sq M)

- Rarely available
- Excellent location close to the city centre
- On site parking
- Shared service yard
- Suitable for a variety of uses, subject to planning



Location

The property is located within Hoult's Yard just outside Newcastle City Centre, off Walker Road. As such, the unit is well placed for any occupiers who require good access to the city and the surrounding areas. The immediate area has undergone considerable regeneration in recent years with the nearby development of hotels, student accommodation and office blocks. Byker metro station is approximately 10 minutes' walk away and there is a bus stop located immediately to the entrance of Hoult's Yard on Walker Road.

Description

The unit is located in the corner of a terrace of units of steel portal frame construction with brick infill walls and a metal profile sheet dual pitch roof, with a maximum eaves' height of 8.04 meters and minimum of 4.74 meters. The specification of the unit comprises of a single roller shutter door at the front right of the property, opening to a space of concrete flooring with fluorescent tube lighting and one W.C. The roller shutter door measures 4.74m x 3.94m.

Accommodation

The property comprises the following Gross Internal Areas:

Unit 4	6,501 sq ft	(603.97 sq m)
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Terms

The unit is available to let on a new full repairing and insuring lease for a term of years to be agreed.

Rent

Quoting £55,258.50 per annum exclusive (£8.50psf).

Utilities

We understand the units are connected to mains services, however we would recommend interested parties to make their own enquiries in this regards.

Rateable Value

The VOA indicates the property has a rateable value (from April 2023) of £38,250.

EPC

The current rating is C (55).

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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