

To Let



Unit 11, Noble Street Industrial Estate

Newcastle upon Tyne, NE4 7PD

 **naylors**

To Let

Industrial Unit

12,141 Sq Ft (198.21 Sq M)

- Excellent location close to city centre
- Newly refurbished
- Parking available

Location

The subject property is located on Noble Street Industrial Estate approximately 0.5 miles to the West of Newcastle City Centre, just off the Scotswood Road, one of the main arterial routes into the city centre. Access to the national motorway network is via the A1 Western Bypass approximately 2 miles to the east.

The property is located within close proximity to Newcastle Business Park and the Utilita Arena. Local occupiers include GSF Car Parts, BSS, Howden Joinery and Audi.

Description

The property comprises a terraced industrial units of steel portal frame construction under a dual pitched roof which benefit from mains supplies of gas, electricity, water and drainage.

Internally the unit benefits from strip fluorescent lighting and gas fired blower heating systems. The properties have a minimum eaves height of 3.68m rising to 5.70m at the apex with loading access by way of roller shutter door measuring 3m x 3m.

Accommodation

The unit comprises the following net internal areas:

Unit 11:	sq f, 141 sq ft	(198.21 sq m)
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Services

We understand the property has mains services connected, including 3 phase electricity, none of which have been tested or warranted.

Terms

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

Rent

£18,750 per annum exclusive.

Service Charge

A service charge will be payable for the maintenance and upkeep of common areas and facilities.

EPC

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Rateable Value

The Rateable Value (April 2026) is £14,250.

Legal Costs

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

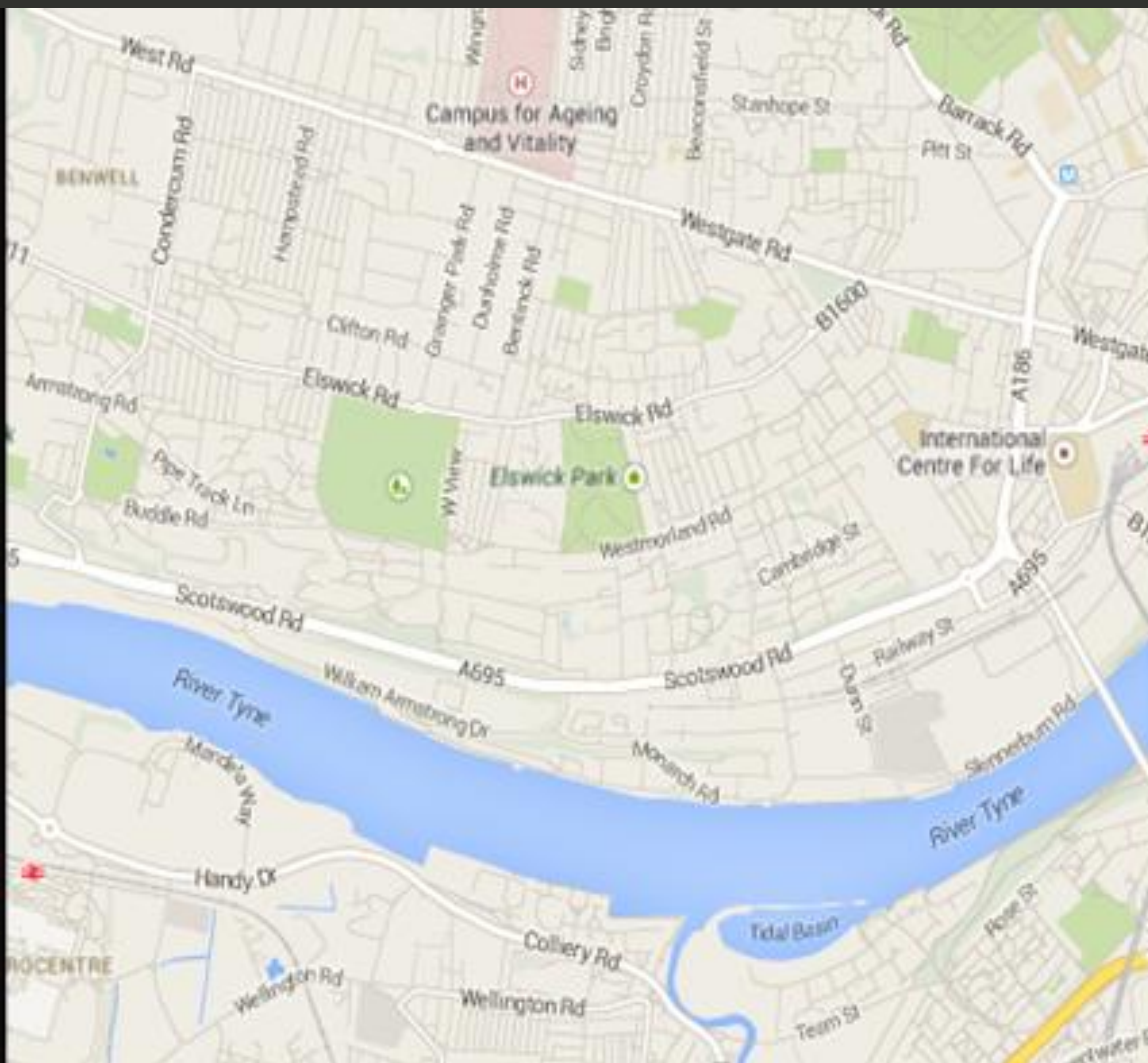
VAT

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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