



To Let

Nixon Hire, Water Street

Newcastle upon Tyne, NE4 7AX

 **naylors**

To Let

Warehouse/Office with Extensive Secure Yard

2.17 acres (1.01 hectares)

- Rarely available
- Extensive secure site with concrete yard, warehouse and office space
- Close to Newcastle City Centre
- Good access to arterial road network



Location

The property is located just off Water Street which in turn links to the A695 Scotswood Road, the main route from the West into Newcastle City Centre. The area enjoys good links to the city centre and also has good access to the A1 North and South bound, providing access to the wider North East conurbation.

The immediate area surrounding the property is a mix of industrial and office uses along with retail warehousing.

Description

The property comprises:

- Self-contained site with warehouse, offices and concrete yard.
- Part brick and clad elevations of steel portal frame construction under a pitched asbestos clad roof.
- LED lighting, gas blower heaters and staff amenities.
- Eaves height approximately 3m.
- Electric roller shutter doors.
- Office block fronting the site with double glazed windows, LED lighting and open plan offices/meeting rooms with amenity and WCs.
- A number of car parking spaces fronting the offices.
- Extensive concrete yard secured by palisade fencing.
- Additional yard of 1 acre adjacent to the site could be available separately or combined.

Services

We understand the property benefits from mains water, electricity and gas supplies. Any interested parties are invited to make their own enquiries in this respect.

Terms

The property is available by way of a new FRI lease on terms to be agreed.

Rent

£160,000 per annum.

Accommodation

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

Warehouse:	17,775 sqft	(1,651.3 sq m)
Offices:	5,754 sqft	(534.55 sq m)
Total:	23,529 sqft	(2,185.85 sq m)
Total Site Area		2.17 acres 1.01 ha

An additional 1 acre yard adjacent to the site could be available by separate negotiation.

EPC

Please contact Naylors.

Rateable Value

To be assessed. Please contact Naylors.

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).





NAYLORS GAVIN BLACK LLP trading as NAYLORS 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 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

For further information please contact:

Duncan Christie
T: 07841 764 765
E: duncanchristie@naylors.co.uk

Keith Stewart
T: 07796 302 147
E: keithstewart@naylors.co.uk



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

T: +44 (0)191 232 7030
naylors.co.uk