

To Let



Unit 2, Whitehouse Industrial Estate

Whitehouse Road, Newcastle upon Tyne, Tyne & Wear, NE15 6LN

 **naylors**

To Let

Industrial Unit

11,215 Sq Ft (1,041.87 Sq M)

- Available Q3 2026
- Detached industrial warehouse with offices
- External parking and loading
- Excellent location close to Newcastle City Centre

Location

Whitehouse Road Industrial Estate is situated approximately 3 miles directly west of Newcastle City Centre. The estate is accessed from the A695 Scotswood Road which is one of the main arterial routes into Newcastle City Centre and provides access to the A1 Western Bypass. The estate provides modern industrial accommodation and remains popular due to its proximity to the city centre.

Description

Unit 2 is:

- A detached unit of steel portal frame construction with brick/block work and insulated profile sheet above.
- The roof is insulated profile sheeting with 10% roof lights.
- The warehouse has a concrete floor and clear eaves of 4.72m rising to 7.83m.
- Lighting is a mix of high bay and strip LED.
- One gas blower heater.
- Electrically operated roller shutter door measuring 4m x 4.48m.
- Steel mezzanine providing storage accessed from a metal staircase in the warehouse, tea point and lighting is by way of LEDs and there is gas central heating.
- Block paved loading apron and car park with 19 spaces.

Services

We understand the unit is connected to mains supplies of gas, electricity and water. Interested parties should make their own enquiries in this respect.

Terms

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

Rent

£72,285 per annum.

Accommodation

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

Warehouse: 7,626 sq ft (708.55 sq m)

Ground Floor

Offices: 780 sq ft (72.46 sq m)

First Floor

Offices: 780 sq ft (72.46 sq m)

Mezzanine 2,028 sq ft (188.4 sq m)

TOTAL: 11,215 sq ft (1,041.87 sq m)

EPC

The unit has a current rating of B42.

Rateable Value

The unit's rateable value (April 2026) is £50,000.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT where chargeable.

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).

Legal Costs

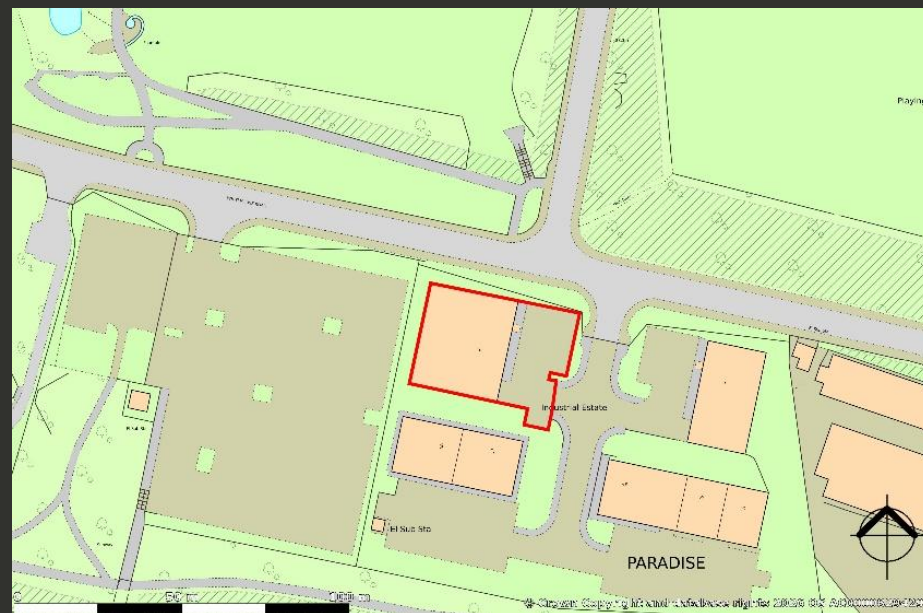
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT where chargeable.

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 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