

For Sale



Louie House, Lancaster Road

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

 **naylors**

For Sale

Extensive Warehouse Premises

64,974 Sq Ft (5,974 Sq M)

- Located adjacent to the A1
- Close to the Metrocentre
- Secure fenced site
- Suitable for occupiers and investors
- Excellent transport links

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. Close by is the Metrocentre as well as established occupiers including Costco, Sheffield Insulation, GAP Group, Meldrum and Thrifty.

Description

The property comprises a detached industrial unit of steel frame construction with brick and clad elevations with the following specification:

- Singular and open plan offices with reception area, carpeted throughout with gas fired central heating and category 2 lighting
- Canteen area and W/C facilities serving both warehouse and office areas
- Strip fluorescent and LED lighting to the warehouse with pitched roof and sprinkler system
- 2 roller shutter doors measuring approximately 4.2m wide x 4.2m high and 5.5m wide x 4.1m high opening out to a loading apron
- Eaves height of 5m rising to 7m at the apex
- Approximately 70 car parking spaces
- Site area of approximately 3.78 acres

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following Gross Internal Areas:

Office:	8,434 sq ft	(783 sq m)
Warehouse:	48,204 sq ft	(4,478 sq m)
Mezzanine:	7,680 sq ft	(713 sq m)
Total GIA:	64,318 sq ft	(5,974 sq m)

Price

Offers in the region of £2,250,000 for the freehold interest.

EPC

An energy performance certificate is available upon request.

Rateable Value

The Valuation Office Agency website described the property as 'Factory and Premises'.

Rateable Value (2026 List): £219,000.

Legal Costs

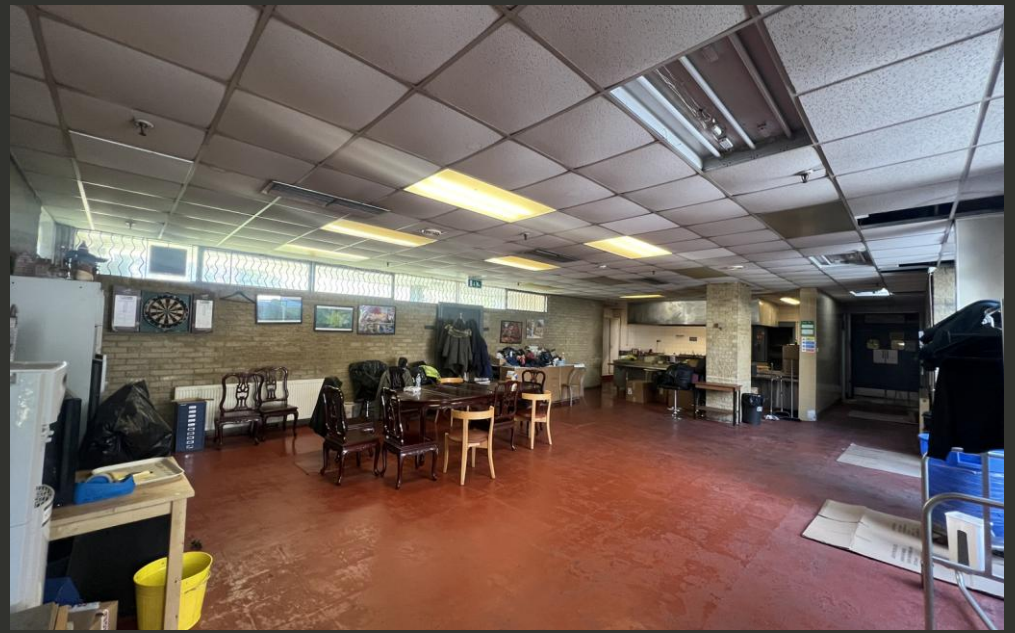
Each party to be responsible for their own legal costs incurred in this transaction.

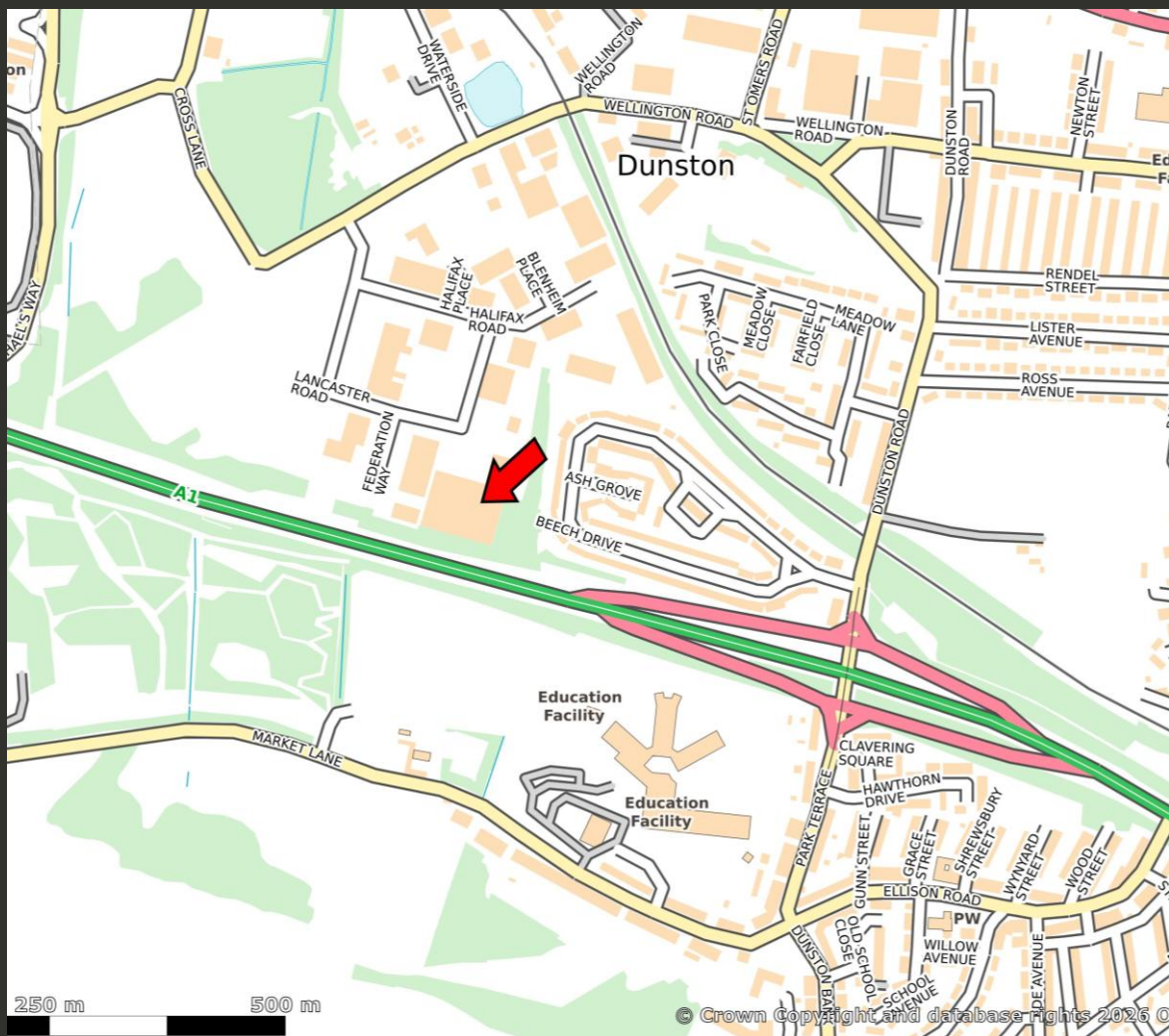
VAT

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).





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