

To Let



Baltic Road

Felling, Gateshead, NE10 0SB

 **naylors**

To Let

Contemporary Office Building

914 - 1,958 Sq Ft
(84.91 - 181.9 Sq M)

- Available to let as a whole or individual floors
- Generous car parking
- Great nearby public transport links
- Gated entrance with yard space



Location

The property is located on Baltic Road, part of the Felling Industrial Estate, located to the Southeast of Newcastle City Centre. The location has great transport links onto the Felling Bypass and is also in close proximity to several public bus stops.

Description

The property comprises a brick-built building, which is part of the larger warehouse. It is arranged over ground and first floor levels and has the option of leasing both floors as a whole or separately. The ground floor has the benefit of an electric shutter door serving the ground floor workshop space. This is accessible directly from the car park.

The complex has good on-site car parking provision, and padlocked gates adding to security overnight. Additionally, there are 11 bus stops within a 10-15-minute walk of the subject property. These bus stops serve the following routes:

58- Newcastle- Follingsby
27- South Shields- Newcastle Upon Tyne
902- South Shields- Benton

There are several other local routes throughout the Gateshead area that are connected using the stops around Felling.

Accommodation

The property has and comprises the following area:

First Floor	914 sq ft	(84.9 sq m)
Ground Floor	1,044 sq ft	(96.9 sq m)
Total	1,958 sq ft	(181.9 sq m)

Terms

The property is to be let on a new full repairing and insuring lease.

Rent

£9.00 per sq ft.

Service Charge

More information available upon request.

Building Insurance

Available upon request.

EPC

The property has an EPC rating of C (63).

Rateable Value

To be reassessed.

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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