

To Let



Secure Store, Hadrian Works

Wellington Road, Gateshead, NE11 9JL

 **naylors**

To Let

Industrial Unit

7,350 Sq Ft (683 Sq M)

- Available now
- Detached industrial unit
- Good transport links
- Great eaves height
- Loading and parking

Location

The property is located on Wellington Road, Dunston which is located close to the Dunston Industrial Estate, a well-established industrial location. The property benefits from excellent connectivity with access to the A1 the region's principal motorway.

Dunston Industrial Estate comprises a mix of detached and terraced industrial units, workshops and trade premises. The location is particularly attractive to occupiers requiring ready access to the A1.

Description

The property comprises of a detached industrial unit offering generous internal open space, making it suitable for a range of industrial and warehouse uses. Internally, the unit benefits from a maximum eaves' height of 13m to the apex and 9.86m to the haunch. The unit has incorporated LED lighting. The property is currently utilised for storage and is presented in a basic specification, providing occupiers with the flexibility to adapt the space to suit their requirements. There is also potential for additional secure yard space to be made available by separate negotiation, subject to an occupier's requirements.

Accommodation

We have measured the property on the Gross Internal Area Basis and advise the following floor areas:

Total:	7,350 sq. ft (683 sq. m)
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Quoting Terms

Lease for a term to be agreed at a quoting rent of £29,400 per annum, exclusive.

EPCs

Please contact Naylors for further information.

Rateable Value

Please contact Naylors for further information.

Legal Costs

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

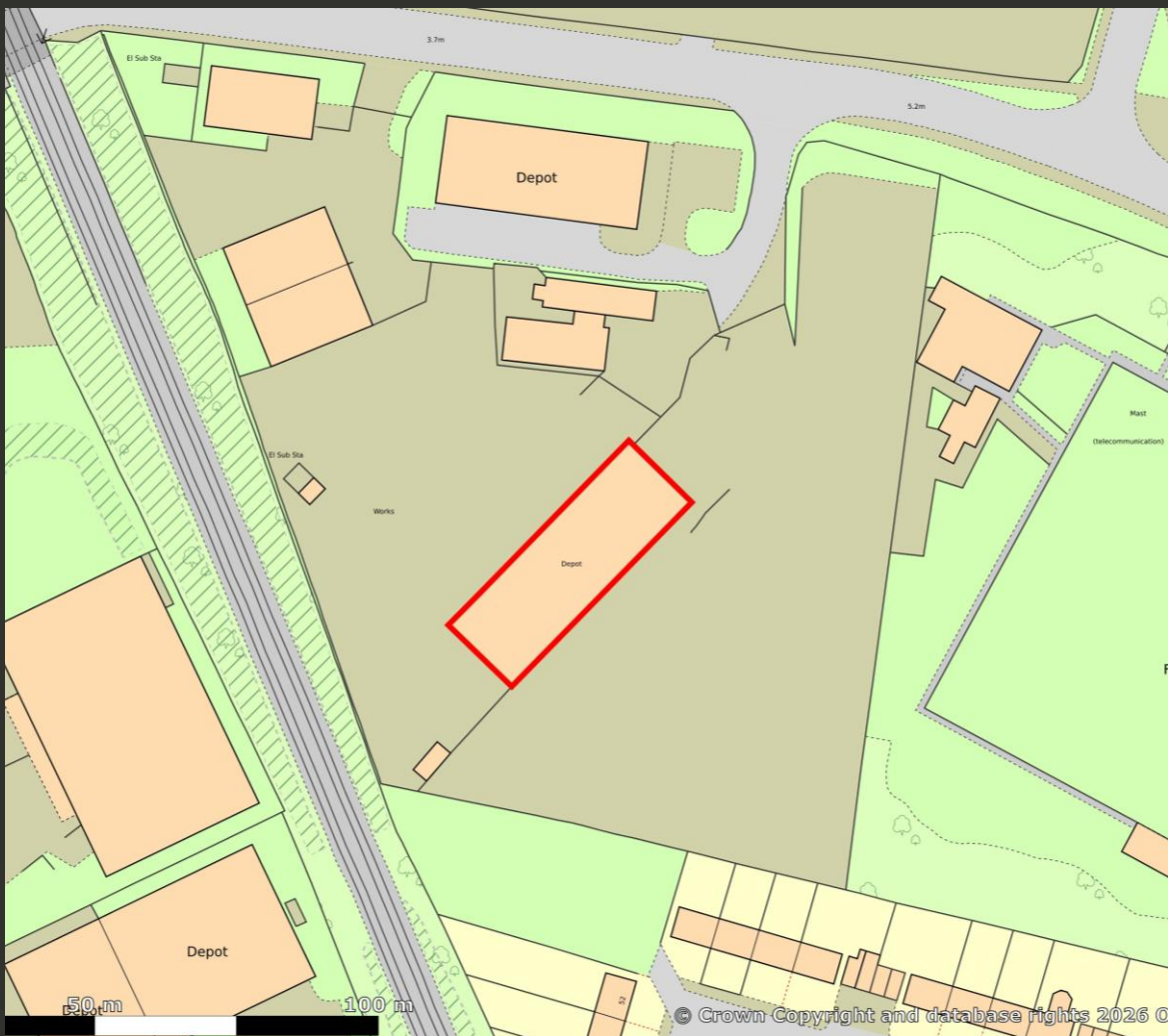
VAT

All rents quoted are exclusive 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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