



To Let

Units 6 Stevens Court

Stoneygate Close, Gateshead, NE10 0AZ

 **naylors**

To Let

Modern Detached Warehouse / Workshop Premises & Parking within Secure Gated Estate

895 Sq Ft (83.15 Sq M)

- Excellent communication links via A184
- Located on busy main road – Felling Bypass (A184)
- Rent: £11,500 pa exclusive

Location

The subject premises is located at Stevens Court, Stonegate Close, Gateshead.

Access to the A184 is a short distance away, providing direct links to Newcastle or A19 / A1(M) several miles away. Felling Metro Station is a 5 minute walk, which provides direct links to the surrounding area.

There is a mix of established commercial activity within the immediate catchment offering a combination of leisure, retail and residential.

The A184 (Felling Bypass) is a busy arterial route, offering great passing traffic and visibility.

The exact location is shown on the attached plan.

Description

Stevens Court is a modern development, providing nine self-contained detached workshop / warehouse units set within their own large gated concrete compounds.

The premises are constructed to a high standard providing steel portal frames with part brick / stone walls and insulated profile cladding to all elevations and roof above.

Internally, the unit offers open plan warehouse / workshop along with a single WC with wash basin, concrete floors and LED lighting.

Vehicular access is via automatic sectional doors (3.6m x 4.8m), offering an internal eaves height of 5.4 m (Apex of 6 m).

Externally the unit offers a concrete yard, which is secured via 2.4m high security fencing with double gated entrance.

The units can be let separately or combined.

Services

It is understood the property benefits three phase electric supply, water and mains drainage, with the exception of gas.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational).

Accommodation

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

Unit 6 GIA 895 sqft (83.15 sqm)

Terms

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

Rent

£11,500 per annum exclusive.

Service Charge

A nominal service charge will be payable for the upkeep and maintenance of common areas (full details upon request).

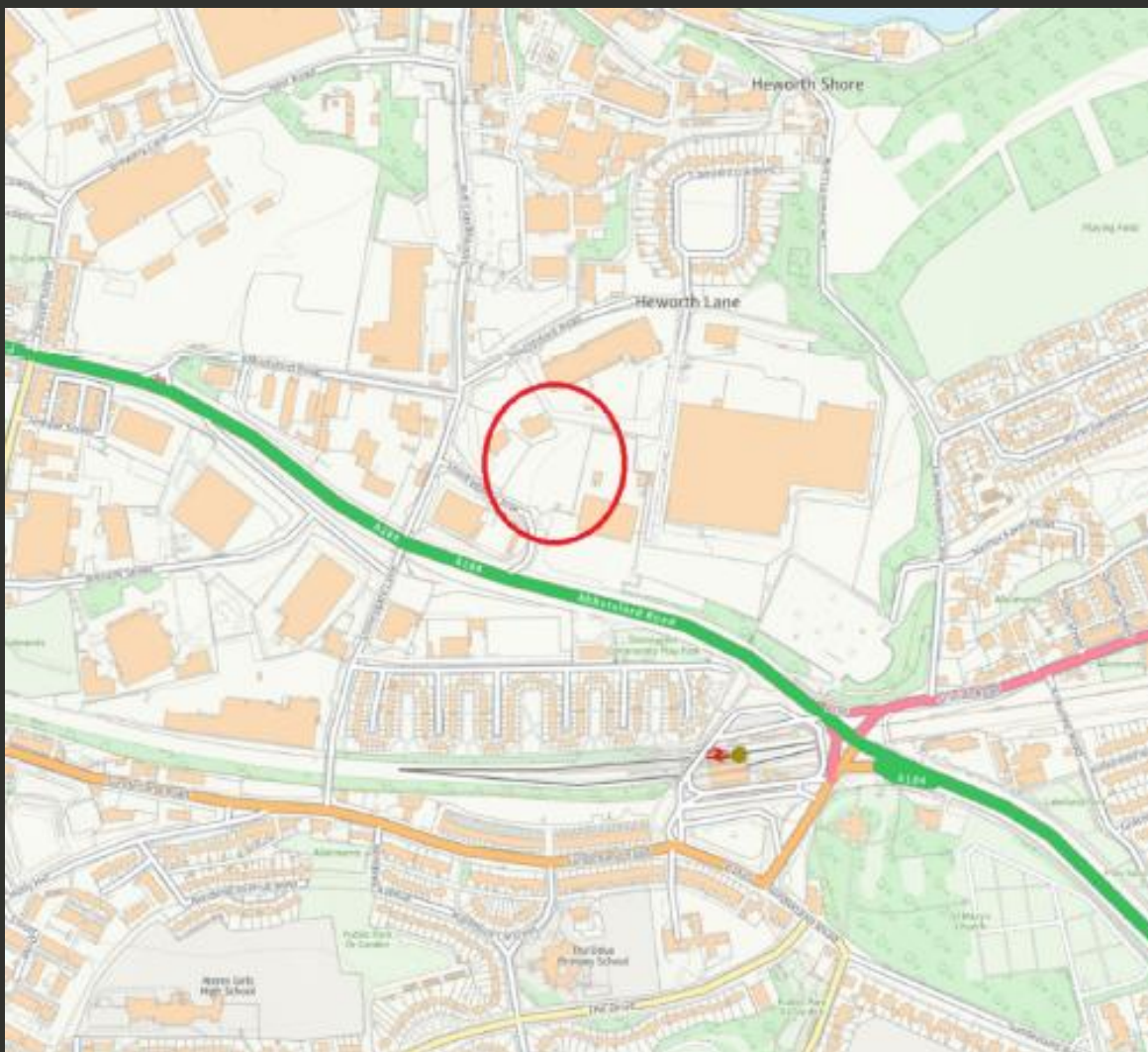
Building Insurance

The landlord will pay for the Building Insurance and recharge back to the tenant.

EPC

TBC.





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Legal Costs

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

VAT

VAT will be chargeable at the prevailing rate.

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).

For further information please contact

Tobi Morrison
T: 07734 229 958
E: tobimorrison@naylor.co.uk



Naylor's

Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

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