



To Let May Split

Units 3 & 4, 259 Scotswood Road

Newcastle upon Tyne, NE4 7AW

 **naylors**

To Let May Split

Industrial Unit

9,898 Sq Ft (919.53 Sq M)

- Available now
- Excellent location close to Newcastle City Centre
- Suitable for a variety of trade counter retail and storage uses
- Secure parking area

Location

The property occupies a prominent roadside position on the A695 Scotswood Road, approximately 0.5 miles west of Newcastle City Centre. It sits within one of the city's established trade counter and showroom corridors, characterised by a concentration of building supplies, automotive, home improvement and trade-focused businesses. The location benefits from a recognised trade and showroom pitch with an established cluster of complimentary occupiers and high visibility from substantial passing vehicular traffic on Scotswood Road. There is also good accessibility to both the city centre and the wider Tyneside road network.

Description

The property forms part of a wider multi-let trade and retail block with the building being constructed of steel portal frame with brick and block work elevations with cladding above. The roof is of a mono pitched design and is also clad with profile sheeting. Internally the property has concrete flooring and LED lighting providing a broadly open plan space with pedestrian access from the secure car park area along with a further electrically operated roller shutter door opening onto a dock loading area from the rear street. The shutter measures 5.71m (wide) x 4.23m (high) The property also contains office accommodation along with a WC and kitchenette. Minimum eaves height in the main warehouse area is 3.03m to the cross beams, extending to a maximum of 3.76m at the roof sheets.

Accommodation

The property has been measured on a Gross Internal Area basis:

9,898 sq ft	(919.53sq m)
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Quoting Terms

The property is available by way of a new FRI lease for a term of years to be agreed at a sum of £45,000 per annum exclusive.

The two units could be split, subject to negotiation

Rateable Value

The property has the below rateable values (April 2026):

Unit 3:	£34,750
Unit 4:	£8,500

EPC

Unit 3:	C 59
Unit 4:	D 100

Legal Costs

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

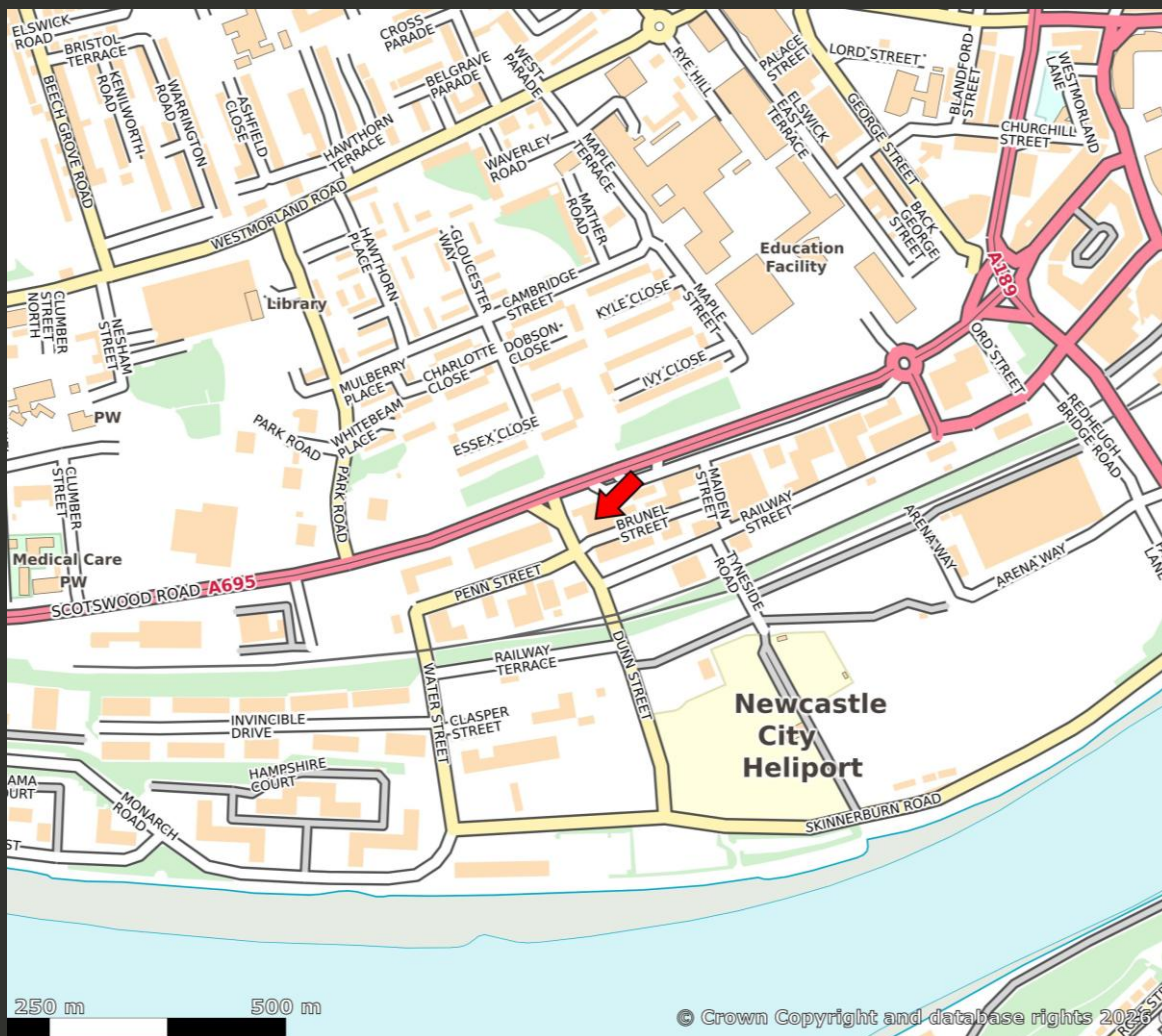
VAT

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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