



For Sale

Reversionary Industrial Investment in Busy Commercial Location

Hadrian Works, Wellington Road, Gateshead, NE11 9JL

 **naylors**

For Sale

Investment Highlights

- Located in a prominent industrial trade counter location
- Within 2-minutes drive of A1
- Total site area is 1.05 acres (0.42 hectares)
- 3.71 years to expiry (2.03 years to break)
- Low overall passing rent of £86,800 per annum (£6.82 psf)
- Reversionary rent estimated to be £98,856 per annum (£8 psf)
- Potential for further reversion subject to refurbishment
- Freehold
- Seeking offers over £900,000 exclusive of VAT showing a net initial yield of 9.13% after standard purchaser's costs
- This shows a low capital value of £72.83 psf
- Potential reversion to over 10%

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.

Situation

The property is situated in a prominent position facing Wellington Road and is adjacent to Dunston Football Club. Dunston is one of the North East's longest standing commercial and employment areas with key neighbouring occupiers being Costco, Go North East and the Metro Centre.

Asset Management

Potential asset management angles include:

Units B & C are currently under rented so potential to increase these rents at the next lease events.

The yard area of units B, C and the office block to the front is not demised as part of the lease. This could be incorporated as part of the lease demise and further rent achieved.

Sub-division and/or refurbishment of road facing unit in future to attract trade counter operators at a higher rent.

EPCs

Unit B:	C (59)
Unit C:	C (57)
Front Office Block:	C (55)
Larger Blue Unit:	C (55)

Tenure

Freehold.

Accommodation

Unit B:	2,202 sq. ft	(204.57 sq. m)
Unit C:	2,152 sq. ft	(199.27 sq. m)
Front Office Block:	2,037 sq. ft	(189.24 sq. m)
Large Blue Unit:	5,966 sq. ft	(554.25 sq. m)
Total:	12,357 sq. ft	(1,148 sq. m)



Description

There are four units within the 1-acre site.

The larger blue unit at the front of the site, fronting the main road, is of a steel portal frame construction with brick/blockwork elevations to approximately two metres and profiled metal cladding above. The roof is of pitched design with single-skin profiled metal decking. The unit has an eaves height of approximately 3.88m, rising to 5.10m at the apex, and benefits from an electric roller shutter door measuring approximately 4.18m high by 3.84m wide. Internally, the accommodation is divided into a number of production rooms, offices, W.C. facilities and a kitchenette, with fluorescent strip lighting and gas-fired heating throughout. There is also a warehouse area, incorporating a mezzanine storage area.

Units B and C comprise a single industrial building that has been split into two units. The building is of steel portal frame construction with brick/blockwork elevations to approximately two metres and profiled metal cladding above and a pitched roof with profiled metal decking incorporating approximately 5% translucent roof lights. The eaves height is approximately 10.75m in Unit B and 9.75m in Unit C. Both units are fitted with manual roller shutter doors, with Unit B's door measuring approximately 5.80m high by 4.60m wide and Unit C's measuring approximately 5.52m high by 4.62m wide. Internally, the units provide standard industrial accommodation with LED lighting throughout and a mezzanine floor for extra storage.

To the front of the site is a separate building that was formerly used as office accommodation but is now utilised for storage purposes. The building is of steel portal frame construction with brick/blockwork elevations beneath a pitched roof clad in profiled steel sheeting. Internally, it is fitted with fluorescent strip lighting, gas-fired heating and W.C. facilities.

Tenancy

Big Purple Productions are a production company who make sets for theatres, corporate events and projector shows. They operate across the country and have worked with the NHS, The Baltic and companies such as Barbour. If you wish to investigate the company in more detail, please find a link to their website:

<https://www.bigpurple-productions.com/#static-page-content>

Legal Costs

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

VAT

The property is elected for VAT.

Anti-Money Laundering

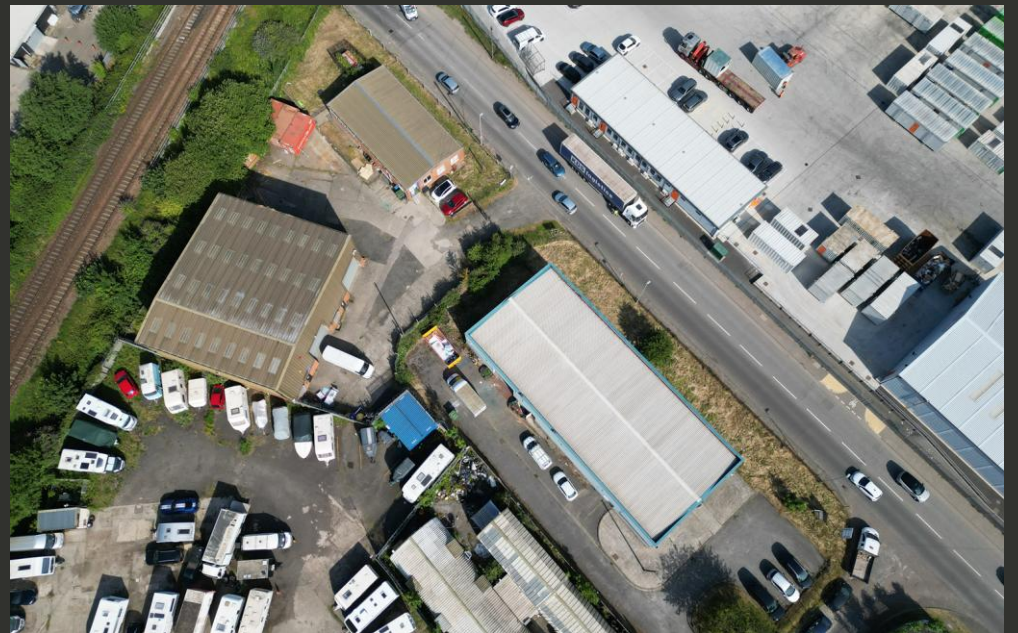
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Tenancy Schedule

Property	Tenant	Lease Start	Lease End	Break Option	Size (sq. ft)	Rent (pa)	Rent (psf)	ERV Rent (psf)	Comments
Unit B	Big Purple Events Limited	20/01/2025	30/11/2029	N/A	2,202	£14,600	£6.63	£8.50	Initially occupied unit B, C and the front office block before expanding into the larger unit
Unit C	Big Purple Events Limited	20/01/2025	30/11/2029	N/A	2,152	£13,200	£6.13	£8.50	
Front Office Block	Big Purple Capture Limited	20/01/2023	30/11/2029	N/A	2,037	£19,000	£9.33	£7.50	
Large Blue Unit	Big Mic Ball Limited	08/12/2025	31/07/2030	08/12/2026	5,966	£40,000	£6.70	£7	The tenant moved into this unit in 2025; expanding their operation from the three other units. Mutal annual break option for with 6 months' notice required. Open market rent review on 1st August 2027. Potential for more reversion if you renovate the unit.
Total					12,357	£86,800			

Each of the above tenants operate under the same trading name – 'Big Purple Productions'





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Date: July 2026

Proposal

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