

FOR SALE OR TO LET

Unit 3 Fisher Industrial Estate, Walker
Riverside, Newcastle upon Tyne, NE6 4LT



Engineering/Warehousing Unit

1,242.82 sq.m (13,378 sq.ft)

- Industrial Unit with ancillary office space
- Popular industrial location
- Allocated Parking
- Cranes may be available by way of separate negotiation
- New double skin insulated roof panels

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Location

Fisher Industrial Estate is located within Walker Riverside in Newcastle upon Tyne which is a well-established industrial area particularly for the offshore and renewable sectors. Access is via the A186 which connects to the A19 trunk road connecting in turn to the wider road network in the region and beyond.

Description

The property comprises a detached industrial unit of steel frame construction built in the 1980's of part brick and clad elevations and recently renewed profile insulated steel clad roof panels to provide the following specification:

Ground and first floor offices with hard wearing floor and a mix of LED and florescent tube lighting. WC facilities, staff canteen and locker room. LED lighting in the warehouse space. 3.8m clear eaves height. Two loading doors measuring 3.3m wide by 3.6m high. 125A electrical supply 100A (estimated) fuse. Approximately 23 car parking spaces.

Accommodation

	Sq.M	Sq.Ft
Warehouse	976.34	10,509
Ground Floor Office	128.21	1,380
First Floor Office	100.50	1,082
First Floor Locker Room	37.77	407
Total	1,242.82	13,378

Tenure

The Property is held by way of long leasehold at a peppercorn rent for a term for 110 years from 1993.

Terms

The long leasehold is available for a price of £400,000 exclusive.

OR

A new FRI lease for a term of years to be agreed POA.

Ratable Value

The rating assessment currently appearing on 2017 Valuation List is as follows: £32,000. The property is described as workshop and premises.

EPC

On application.

Legal Costs

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

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.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

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LMT		TITLE NUMBER	
H.M. LAND REGISTRY		TY 325683	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY TYNE AND WEAR	SHEET NZ 2965	SECTION O
Scale 1/1250	NEWCASTLE UPON TYNE DISTRICT		© Crown copyright



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 LANDMARK INFORMATION

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