

TO LET (MAY SELL)

HEWORTH WAY
GREENLANE INDUSTRIAL ESTATE
PELAW, GATESHEAD
NE10 0UW

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

INDUSTRIAL UNIT TO LET



LOCATION

The unit is located on Green Lane Industrial Estate, Pelaw, close to the A184 Felling Bypass, which gives easy access to the A194(M).

Pelaw is situated approximately 4 miles south east of Newcastle upon Tyne and 7 miles west of Sunderland. The industrial estate is a short walk from Pelaw Metro Station.

DESCRIPTION

The property comprises one detached warehouse with incorporated office space and storage with a large level concrete yard surrounded by 7 ft metal/ wire grill fencing. The yard also houses the compressor house, oil tank setting and outdoor W/C's.

The warehouse itself is steel framed with painted profile metal sheet cladding and a clear span 1960's Big 6 asbestos clad roof with Perspex roof lights. The flooring is concrete and on two levels, with the lower level being one metre deep providing an inspection pit and an electric ramp. The warehouse benefits from fluorescent tube lighting and gas blower heating. The clear eaves height of the warehouse is 6.75 metres with the eaves being at 3.16 metres high. There are three doors, all at 5 metres high and opening to 4.5 metres.

The storage room is built into the corner of the warehouse and benefits from fluorescent tube lighting and a Perspex roof. It measures 49.85 m² (536 ft²).

The offices to the rear of the warehouse have painted plaster walls, a hot water radiator system, fluorescent lighting, carpeted floors and top hung casement windows. The kitchen and W/C's are also to the rear of the warehouse.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and measures 1,068.46 m² (11,501 ft²) on a Gross Internal Area (GIA) basis.

PLANNING

The property is understood to having planning consent for its current use, however in-going tenants should satisfy themselves that any proposed use is acceptable. Enquiries should be made to Gateshead Council Planning Department on 0191 433 3000.

LEASE

The unit is available to let as a whole for a term of years to be agreed on a Full Repairing and Insuring lease.

RENT

The asking rent is £46,000 per annum.

Alternatively, our client may consider selling their freehold

interest.

BUSINESS RATES

Rateable Value (2005 List): £21,750
 Rates Payable 2009/2010: £10,592

LEGAL FEES

The ingoing tenant will be responsible for our clients reasonable legal fees incurred in this transaction.

VAT

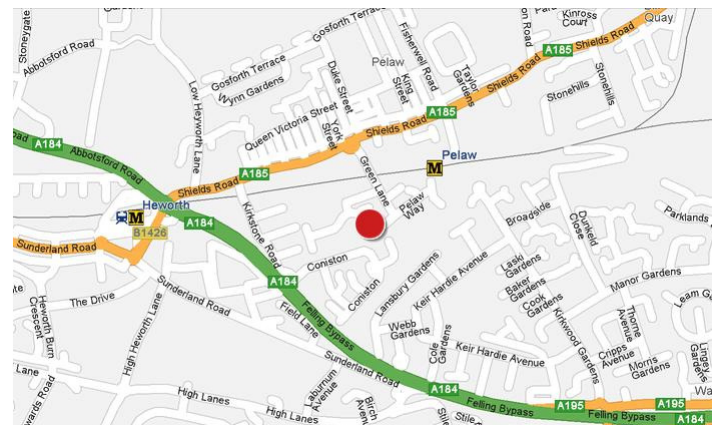
All figures within these terms are exclusive of VAT where chargeable.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Joanna Bissett or Greg Davison on 0191 272 5551 or alternatively via email:

joanna.bissett@bissett-kenning.co.uk
greg.davison@bissett-kenning.co.uk



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