

INDUSTRIAL FROM £1.99 / FT²

WILLIAM STREET
FELLING
GATESHEAD
NE10 0HQ

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

INDUSTRIAL SPACE TO LET



EASY IN EASY OUT ACCESS

LOCATION

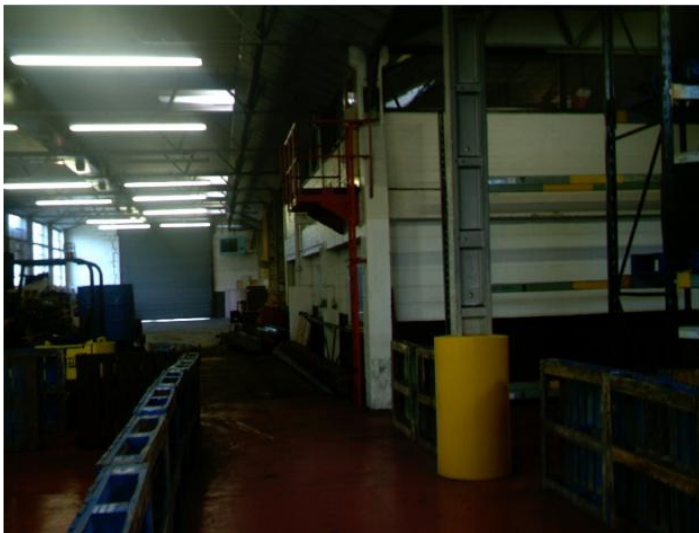
The premises are located on William Street, Felling and benefit from having an excellent frontage onto the A194 Felling Bypass, which in turn provides excellent communications to both the A19 and the A1.

Newcastle City Centre is located approximately 1.5 miles north west.

DESCRIPTION

The warehouse itself has a steel framed construction with brick built infill walls. It benefits from a painted solid concrete floor, strip fluorescent lighting, gas blower heating and two roller shutter doors.

Internally, there is a large amount of warehouse space that will readily split into a number of smaller configurations and the landlord has confirmed that they will consider all potential configurations of space. The warehouse also benefits from having a number of office rooms, W/C's and a shower room. There is also a mezzanine area providing open plan office accommodation.



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following accommodation on a Gross Internal Area (GIA) basis:

Large warehouse	986 m ² (10,613 ft ²)
Small warehouse	309 m ² (3,326 ft ²)
Mezzanine	114 m ² (1,227 ft ²)

The office rooms range from 15.82 m² (170 ft²) to 33.78 m² (364 ft²). The highest roof point is 5.46 m with the lowest roof point being 4.78 m.

PLANNING

The property is understood to have 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 on 0191 433 3000.

LEASE

The units are available on short term and long term all inclusive licences with a minimum period of three months.

RENT

From £1.99 / ft².

LEGAL FEES

Any in-going tenant is to be responsible for our clients reasonable legal fees incurred in this transaction.

VAT

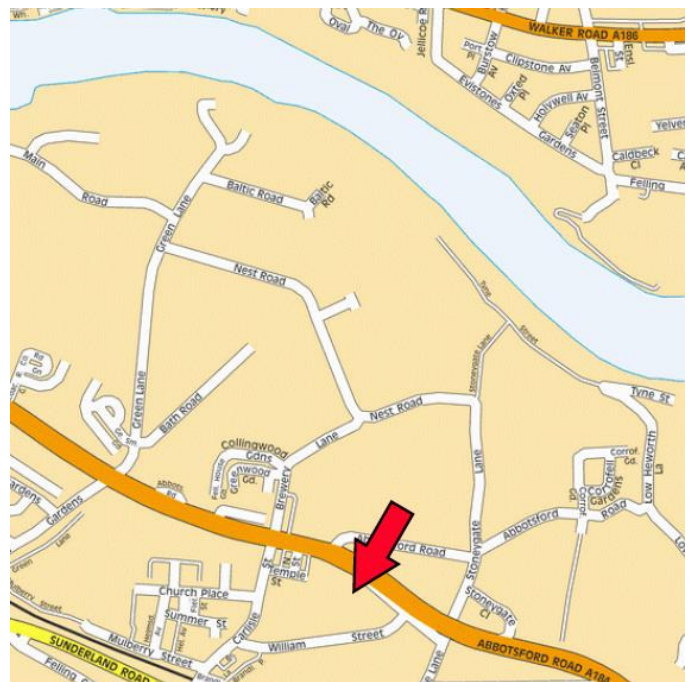
All figures within these terms are exclusive of VAT where chargeable.

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



V.1782

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