



# FOR SALE – Industrial Development Site

Oil Mill Road, Walker Riverside, Newcastle Upon Tyne

**Naylors**   
**Gavin Black**  
Commercial Property People

## Location

The subject site is located within the well-established Walker Riverside suburb of Newcastle upon Tyne which sits to the east of Newcastle City Centre approximately 4 miles away. The surrounding area is popular with businesses that are in the offshore and renewable energy sectors adjacent to the River Tyne to include Bridon, Technip, Baker Hughes together with the extensive Shepherd Offshore Neptune Energy Park. A short distance along the river is Smulders which occupy a substantial site at Hadrian Yard which manufacture bases of wind turbines.

Access to the subject site is via the A186 which connects the A19 trunk road to the east approximately 2 miles away which connects the wider road network in the region and beyond together with the Tyne Tunnel.

## Description

The site is rectangular in shape with access off Fisher Street and Oil Mill Road.

The site has recently been remediated, fenced and is laid in partial hardcore and soil.

## Accommodation

The site comprises an area of approximately 5.2 acres (2.10 hectares).

## Tenure

The site is available to purchase on a long leasehold basis for a term of 999 years at a peppercorn rent.

## Price

Offers are invited for our client's long leasehold interest.

## Services

We understand that all mains services are connected to the boundary of the site. Interested parties are requested to make their own enquiries in this regard.

## Agents Note

Given the surrounding uses the site will have to be used for the purposes in the energy, offshore and renewable sectors and interested parties will be required to show evidence of such use.

## Site Information

Contact the agents for further information on the site remediation.

## Legal Costs

Both parties will be responsible for their legal and professional costs in any transaction.

## VAT

Any figures associated are exclusive of VAT where chargeable.

## 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 any successful purchaser.

**For further information please contact:**

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