

TO LET

Felling Business Centre, Felling,
NE10 0QH



Industrial/Workshop/Warehouse Space

132 – 2,482 ft² (12.26 – 230.58 m²)

- Excellent location with easy access to Newcastle and Gateshead town centres
- Flexible lease options
- Ideal starter units

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Location

Felling Business Centre is situated within Felling, Gateshead, approximately 2 miles south of Newcastle City Centre.

The site is close to the A184 dual carriageway which connects to the South via the A1 (M) and the Tyne Tunnel via the A194 (M). The site is accessed from the A184 onto Green Lane.

The Business Centre offers excellent transport links including two metro stations within walking distance.

Description

Felling Business Centre offers a range of workshop, storage and industrial units. The units available are single storey units from 1,200 ft² – 8,769 ft². The site offers free parking, good vehicle access, unloading areas, 24 hour access and on site security.

Accommodation

The property comprises the following net internal areas:

Unit	M ²	Ft ²
A1	55.74	600
D2 Yard	139.35	1500
H2	49.70	535
H4	199.37	2146
H11	12.26	132

Terms

The units can be rented using a single page licence agreement for quick and easy access. For companies looking to occupy for a longer period of time leases are also available.

Rent

Unit	Rent Per Annum
A1	On Application
D2 Yard	On Application
H2	£6,420
H4	On Application
H11	On Application

Cost is +VAT

* Leases may be available on Units over 1,000 – 1,500 sqft.

EPC

EPC On application

Legal Costs

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

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Money Laundering

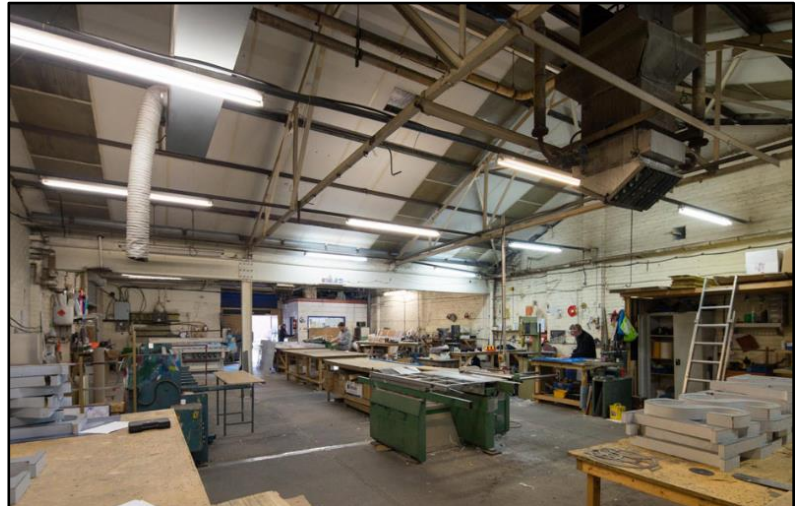
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

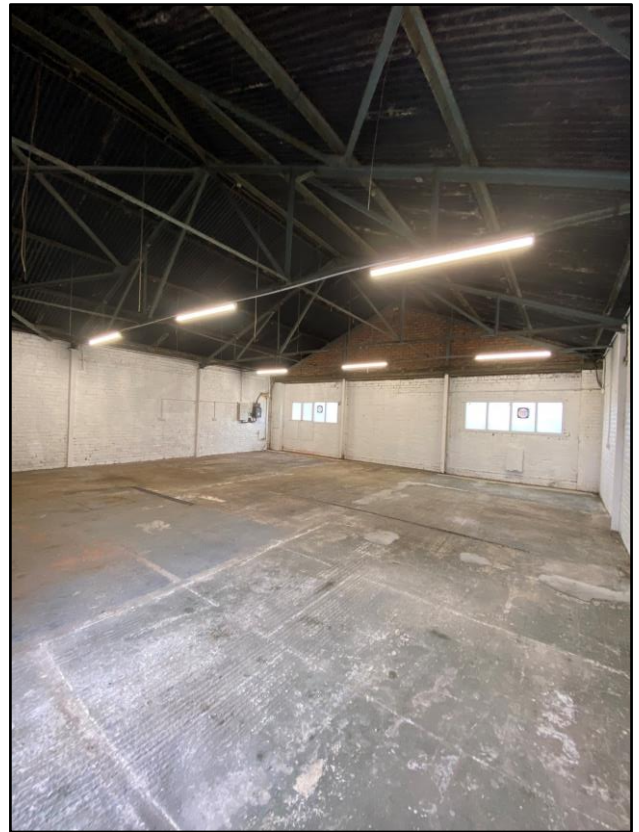
Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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.







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- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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