

TO LET

Units 4 & 5, Noble Street Industrial
Estate, Newcastle upon Tyne NE4 7PD



Industrial Units

2,141 ft² – 4,282 ft²

- Excellent location close to the city centre
- Newly refurbished
- Office space and parking

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Newcastle upon Tyne NE4 7PD

Location

The subject properties are located on Noble Street Industrial Estate approximately 0.5 miles to the West of Newcastle City Centre, just off the Scotswood Road, one of the main arterial routes into the City Centre. Access to the national motorway network is via the A1 Western Bypass approximately 2 miles to the East.

The properties are located within close proximity to Newcastle Business Park and the Metro Radio Arena. Local occupiers include GSF Car Parts, BSS, Howden Joinery and Audi.

Description

The properties comprise terraced industrial units of steel portal frame construction under a dual pitched roof which benefit from mains supplies of gas, electricity, water and drainage.

Internally the units benefit from strip fluorescent lighting and gas fired blower heating systems. The properties have a minimum eaves height of 3.68m rising to 5.70m at the apex with loading access by way of roller shutter door measuring 3m x 3m.

Accommodation

The units comprise the following net internal areas:

Unit	ft ²	m ²
Unit 4	2,141	198.21
Unit 5	2,141	198.21
Total	4,282	396.42

Services

We understand the property has mains services connected, including 3 phase electricity and gas none of which have been tested or warranted.

Terms

The units are available by way of new full repairing and insuring leases on a term of years to be agreed.

Rent

Individual Unit £18,200 per annum exclusive.
Both Units - £36,400 per annum exclusive.

Service Charge

A service charge will be payable for the maintenance and upkeep of common areas and facilities.

Rateable Value

The Rateable Value is £12,500 for Noble Street. These were assessed in April 2023.

EPC

On application.

Legal Costs

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

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.

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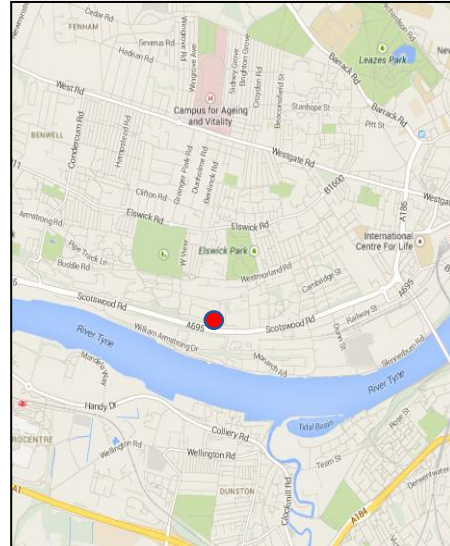
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Code of Practice

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, 12 Great George Street, 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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*Images are indicative only and do not show the actual available unit(s).