

**TO LET**

4 Baltic Road, Felling, Gateshead, NE10 0SB



## Contemporary Office Building From 914 ft<sup>2</sup> (84.9 m<sup>2</sup>)

- Available to let as a whole or individual floors
- Generous car parking
- Great nearby public transport links
- Gated entrance with yard space

For further information please contact:

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**RICS**



## TO LET

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### Location

The property is located on Baltic Road, part of the Felling Industrial Estate, located to the Southeast of Newcastle City Centre. The location has great transport links onto the Felling Bypass and is also in close proximity to several public bus stops.

### Description

The property comprises a brick-built building, which is part of the larger warehouse. It is arranged over ground and first floor levels and has the option of leasing both floors as a whole or separately. The ground floor has the benefit of an electric shutter door serving the ground floor workshop space. This is accessible directly from the car park.

The complex has good on-site car parking provision, and padlocked gates adding to security overnight. Additionally, there are 11 bus stops within a 10–15-minute walk of the subject property. These bus stops serve the following routes:

58- Newcastle- Follingsby  
27- South Shields- Newcastle Upon Tyne  
902- South Shields- Benton

There are several other local routes throughout the Gateshead area that are connected using the stops around Felling.

### Accommodation

The property comprises the following net internal areas:

Unit	M <sup>2</sup>	Ft <sup>2</sup>
First Floor	84.9	914
Ground Floor	96.9	1,044
<b>Total</b>	<b>181.9</b>	<b>1,958</b>

### Tenure

The property is to be let on a Full Repairing and Inuring lease

### Quoting Terms

£9psf.

### Business Rates

Rateable value for office premises is to be reassessed.

### EPC

To be assessed

### 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.

## 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 Institution 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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