



## To Let

**930.91 m<sup>2</sup> (10,026 ft<sup>2</sup>)**

### **Block C Wincomblee Road, Walker, Newcastle NE6 3QS**

- High bay fabrication unit with cranes
- Detached unit with offices
- Minimum height under roof truss 7.8m
- Large roller shutter loading door
- Three overhead travelling cranes

**SUBJECT TO CONTRACT**

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### Location

The property occupies a prominent position fronting White Street, with access off Wincomblee Rd. White Street runs parallel to the River Tyne and the A186 Walker Road approximately 3.5 miles east of Newcastle City Centre. Wallsend Town Centre lies approximately 1.4 miles to the east. Neptune Yard is one of the UK's six CORE (Centre for Offshore Renewable Engineering) sites. It is home to Tyne Subsea, a national Research and Development centre for subsea engineering.

### Description

The property comprises a steel frame building with a trussed roof. The original building has been refurbished with new insulated profile metal cladding above brick base walls and the roof. The minimum internal clear height is 7.8m.

Offices are contained within a two storey projection and a mezzanine. The offices have gas fired central heating radiators and LED lighting.

Loading access from a secure service yard is via a large steel roller shutter door measuring 5.5m wide and 4.15m high. There are LED lights in the workshop and 3 phase electricity.

### Cranes

Three overhead travelling cranes

15T	5.38m under hook
5T	4.9m under hook
3T	4.9m under hook



### Accommodation

	sq m	sq ft
Workshop	845.88	9,205
Offices Ground	30.42	327
Offices First (incl mezzanine)	44.18	476
WCs	10.43	112
<b>GIA</b>	<b>930.91</b>	<b>10,020</b>

### Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £55,000pa exclusive of VAT.

### Business Rates

According to the VOA website the Rateable Value from 1<sup>st</sup> April 2023 is £36,000 per annum. Interested parties are advised to make their own enquiries with the Local Authority to verify the current rates payable.

### Services

We understand that the property is connected to all mains services. All interested parties must however make their own investigations into testing and service provisions.

### VAT

All figures quoted are exclusive of VAT which may apply.

### Energy Performance Certificate (EPC)

Rating D(94). A copy available on request.

### Viewing

Via Agents HTA Real Estate: -

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