



Warehouse To Let

NE28 6HH

**Centurion House
Hadrian Road
Wallsend**

- 81,171 sq ft (7,541 sq m)
- Includes office space and weighbridge
- Superb location close to A19 and Tyne Tunnel
- 4 miles east of Newcastle City Centre
- 3 large loading doors
- Close to A19 and North Shore of River Tyne

SUBJECT TO CONTRACT

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Location

The property is located directly off Hadrian Road A187 which runs east to west and links Newcastle City Centre with the coast as providing access to the quay facilities and the north bank of the Tyne at Wallsend.

Newcastle City Centre lies 4 miles to the west and North Shields is 4.7 miles to the east.

Description

The building is a 3-bay interconnecting steel framed warehouse building with concrete floors throughout. The external skin is a mixture of brick and profile asbestos sheet cladding. The roof is also profile asbestos cladding including rooflights.

There is a 3-phase electricity supply to the warehouse and lighting at high level.

Internal eaves heights vary in each bay with the minimum height ranging between 3.6 m and 5.3m. The maximum apex height is 8.76m.

There is a weighbridge in the lowest bay and concrete loading apron to the front of the building with additional car parking to the front of the offices along the southern elevation. A steel framed concrete mezzanine floor provides additional space in the main warehouse.

There is a two-storey office block along the southern elevation which interlinks with the warehouse.

The three large electric roller shutter doors are of varying widths and height.



Accommodation

	sq m	sq ft
Warehouse Area	6,728	72,415
Mezzanine Storage	275	2,965
Two Storey Offices	538	5,787
Total GIA	7,541	81,171

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£225,000** per annum exclusive.

Business Rates

According to the Valuation Office Agency website the property has the following Rateable Values:

Warehouse and premises - £114,000

Offices and premises - £19,500

Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to mains services of electricity and water and drainage is connected to the mains sewerage.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The EPC Rating for the property is C(70). A copy is available on request.

Viewing

Via Agents HTA Real Estate

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