

TO LET

FULLY REFURBISHED MODERN INDUSTRIAL UNITS

Unit 3 - 8,269 sq. ft. (768.20 sq. m.) / Unit 4 - 11,993 sq. ft. (1,114.17 sq. m.)



| UNITS 3&4 RIVERSIDE COURT | WALKER RIVERSIDE | NEWCASTLE UPON TYNE | NE6 4LT

HIGHLIGHTS

- ❑ Modern industrial accommodation
- ❑ Prime location in Walker Riverside the heart of Newcastle's offshore and renewables sector
- ❑ Full internal and external refurbishment programme completed in 2021 with LED lighting and high specification office accommodation
- ❑ Dedicated yard and parking
- ❑ Rents from £5.50 per sq. ft

Unit 2 Let to

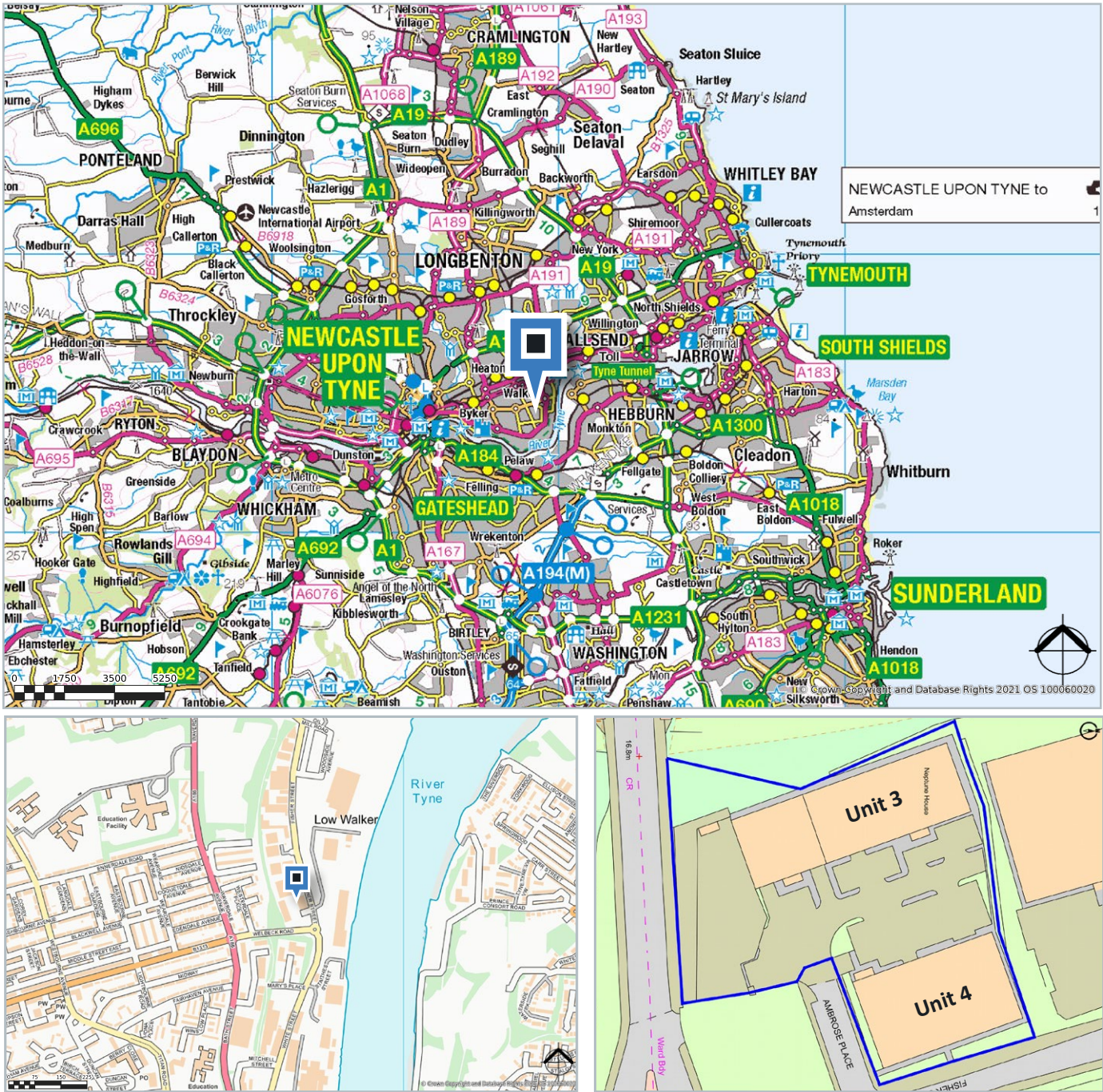
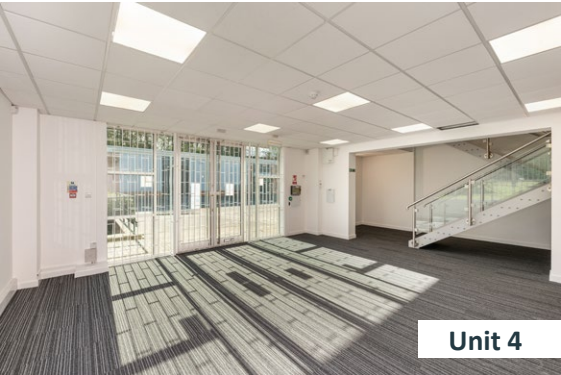


Unit 3

Unit 4

LOCATION

Riverside Court is located within Walker Riverside in Newcastle upon Tyne which is a well-established industrial area, particularly for businesses in the offshore and renewables sectors. Access is via the A186 which connects to the A19 trunk road to the east connecting in turn to the wider road network in the region and beyond.





Unit 4



Unit 4



DESCRIPTION

Both buildings are modern steel portal frame industrial units with dedicated parking and loading areas to the front elevation. The units recently underwent a full refurbishment programme which included internal and external decoration, LED lighting throughout and fully refurbished office accommodation.

Unit 3

The unit is semi-detached and benefits from an electrically operated loading door together with full glazed pedestrian entrance to the ground floor office accommodation. There are w/c facilities to the ground floor as well as staff welfare facilities fronting the warehouse area.

The unit benefits from a mezzanine area above the office accommodation. This area is accessed via a metal staircase from the warehouse, has a concrete floor and also benefits from full glazing to the front elevation therefore providing fully utilisable space.

The unit has a clear eaves height of 6.25m rising to 7.5m at the apex.

Unit 4

The unit is detached and benefits from an electrically operated loading door together with full glazed pedestrian entrance to the ground floor accommodation. There are w/c facilities to the ground floor as well as staff welfare and kitchen facilities. The first floor is accessed via a staircase from the reception area. The first floor offers open plan office accommodation together with meeting rooms. There is a viewing gallery and separate staircase leading to the warehouse area.

The unit has a clear eaves height of 6.25m rising to 7.68m at the apex.



Unit 3



Unit 3



Unit 3

ACCOMMODATION

Accommodation	Sq m	Sq ft
Unit 3		
Warehouse	653.7	7,037
GF Office	114.4	1,232
Mezzanine	114.4	1,232
Total	768.2	8,269
Unit 4		
Warehouse	797.2	8,581
GF Office/Welfare	158.4	1,706
FF Office	158.4	1,706
Total	1,114.2	11,993

BUSINESS RATES

In the process of being reassessed following redevelopment. The following are indicative estimates based on the previous assessment:

Unit 3 – Estimated £38,500 (Estimated rates payable £19,700)

Unit 4 – Estimated £52,500 (Estimated rates payable £26,900)

TERMS

Units are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Asking rent:

Unit 3 – £50,000 per annum exclusive.

Unit 4 – £66,000 per annum exclusive.

VAT

All rents quoted are exclusive of VAT.

SERVICES

We understand the property is connected to all main services.

EPC

Unit 3 – C 72

Unit 4 – C 65

FURTHER INFORMATION

For further information or to arrange an inspection, please contact:



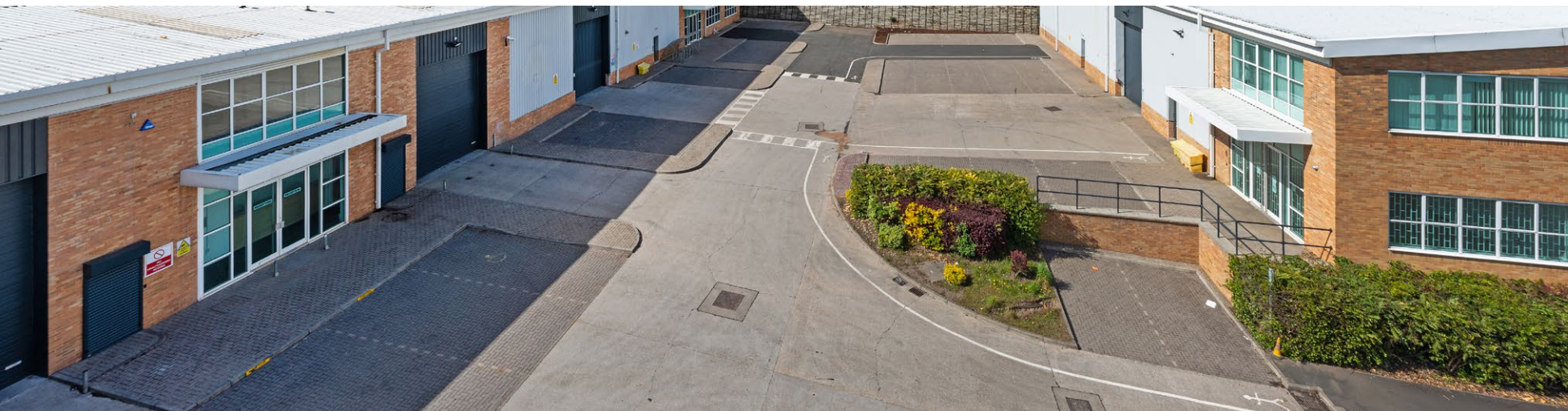
Simon Hill

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DRONE FOOTAGE OF THE BUILDING AND SITE

Designed by [white button](#)