



# To Let

## 2 Acres Hardstanding

**Cross Lane  
Dunston  
NE27 0QF**

- Two acres fenced hardstanding.
- Shown hatched on aerial above.
- May split into acre plots.
- Prominent site close to Metro Centre.
- Excellent access to A1(M).
- Close to public transport hub.

**SUBJECT TO CONTRACT**

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## Location

The site is located on Cross Lane to the east of the Gateshead MetroCentre, one of the UK's largest out-of-town shopping centres. This location provides excellent access to the MetroCentre Rail & Bus Interchange which is situated just to the west of the site.

Access to the A1(M) is provided via the A694 and the A1114 Handy Drive with the A1 junction being approximately 1 mile to the west of the site.

Newcastle city centre is approximately 2.5 miles to the north and Newcastle International Airport approximately 12 miles to the north-west.

## Description

The site was previously occupied for industrial use but has now been cleared of all existing buildings with the main site having been demolished to create areas of level hardstanding.

The site is fenced and secure with two access directly off Cross Lane which would allow the site to be split or could provide an in and an out one-way system for a single occupier.

## Site Area

The site is shown hatched red on the aerial photograph and extends to approximately two acres.

Consideration would be given to splitting the site into two 1-acre plots.

## Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£25,000 per acre** per annum exclusive.

## Business Rates

Interested parties are to make their own enquiries with the relevant rating authority.

## Services

It is understood that all mains services are available to the sites. Interested parties should contact all service providers to satisfy their own requirements.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Viewing

Via Agents HTA Real Estate

Contact: Simon Hill  
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