



# To Let/For Sale

## Site 1

**Cross Lane  
Dunston  
NE27 0QF**

- Five acre fenced site.
- Shown edged red on aerial above.
- May split.
- 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 three 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 outlined in red on the aerial photograph and extends to approximately five acres.

Consideration would be given to splitting the site.

### **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. Consideration would also be given to a sale of the site.

### **Planning**

Interested parties are advised to make their own enquiries with regards to planning uses direct with Gateshead Council

### **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 site. 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

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