



Freehold For Sale

2,095.37m² (22,555ft²)
1.92 acre site

**120 LOBLEY HILL ROAD,
GATESHEAD, TYNE & WEAR,
NE8 4YR**

SUBJECT TO CONTRACT

Contact: Nick Atkinson
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- **Detached warehouse with substantial secure yard**
- **Separate offices and cold store**
- **LED lighting**
- **2 x loading doors**
- **Warehouse eaves height 3.5m**

HTA Real Estate
Floor A,
Milburn House,
Dean Street,
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234

Location

The property has access from the busy Lobley Hill Road and is located approximately one mile from the popular Team Valley Industrial Estate. Gateshead town center being less than mile to the east and the Metrocentre approximately 3 miles to the west, with a range of amenities. The property has prominent road frontage and benefits from good road access to the A1 and A184.

Description

Warehouse with offices on a substantial site of 1.92 acres. The property comprises two bays of steel trussed frame construction with full height brick elevations to an eaves height of 3.5m to underside of the roof trusses. The roof is covered with coated steel sheet cladding with roof lights.

To the northeast elevation there is a brick faced single story office block with a flat roof. Additional modular offices and a secure room are provided to the front of the warehouse. An insulated composite panel chill store has been attached to the northeast corner with access from the warehouse. LED lighting is provided throughout.

Access is via two roller shutter doors under a canopy to the front elevation. The canopy floor is a raised loading plinth designed for convenient van loading. Externally there is a substantial surfaced yard and car park with additional car parking and undeveloped land. An above ground diesel pump, wash bay and interceptor tank are also included.

Accommodation

	sq m	sq ft
Warehouse/office	1,819.28	19,583
Office extension	189.04	2,035
Chiller	87.05	937
TOTAL GIA	2,095.37	22,555
Canopy	252.60	2,719
Total site area	0.78 ha	1.92 acres

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £51,500. Interested parties speak to the Local Rating Authority to confirm the rates payable.

Terms

The property is available on a freehold basis with vacant possession. Offers invited over £1,250,000.

Services

We understand that the property is connected to all mains services. Interested parties are advised to carry out their own checks on service provisions to the unit.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property is being assessed for EPC and a copy will be available.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

Viewing

Via Joint Sole Agents HTA Real Estate or SBH

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