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To Let NE36 0AJ

Cleadon Lane Industrial Estate, East Boldon

- Secure fenced yards
- Workshop/offices also available
- Short term lease options
- Excellent Transport Links

SUBJECT TO CONTRACT

Contact: Simon Hill Email: simon@htare.co.uk Direct Tel: 0191 245 3010

HTA Real Estate

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



Location

The property is located on the East Boldon Industrial Estate close to the East Boldon Metro Station.

The site has excellent transport links: -

A19	2.4 miles
Port of Tyne	3.1 miles
Nissan UK	3.9 miles
A1 (m)	7.7 miles
Sunderland	4.7 miles
Newcastle	10 miles
Newcastle Airport	16.4 miles
Durham	17 miles
Teesport	41 miles

Description

A fenced secure yard accessed via a gated entrance off Cleadon Lane.

There are also workshops and office space available on site along with staff facilities and WC's.



Accommodation

	Acres
Site A	0.33
Office 2,600 sqft (Not measured Approx Area)	
Site B	0.45
Site C	0.68
Workshop 4,000 sqft (Not measured Approx Area)	
Total Site Area	1.46

Terms

Available by way of a full repairing and insuring lease for a term of 3 and outside the provisions of the Landlord & Tenant Act 1954 at a rent of: -

Site	Rent (PA)
A	£30,000
В	£20,000
С	£30,000

Business Rates

Interested parties should make their own enquiries with the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services. Interested parties should make their own investigations with regards to the supply of services

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

Available on request.

Viewing

Via Sole Agents: - HTA Real Estate

Simon Hill - <u>simon@htare.co.uk</u> Direct Tel: 0191 245 3010

Nick Atkinson - <u>nick@htare.co.uk</u> Direct Tel: 0191 245 3011



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HTA Real Estate Ltd conditions under which particulars are issued HTA Real Estate Ltd and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occurse of each of them. (iii) No person in them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correct two set occurses of each of them. (iiii) No person in the employment of HTA Real Estate Ltd has authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise stated. Jan 2024



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