



To Let

930m² (10,011ft²)

**4 New York Way
New York Industrial Estate
NE27 0QF**

- Modern refurbished industrial unit with two storey offices
- 15 car parking spaces to front of offices
- Fenced yard with level access loading
- Full LED lighting in warehouse
- 6.0m minimum eaves height
- Excellent established location close to A19 /A1058

SUBJECT TO CONTRACT

**Contact: Nick Atkinson
Email: nick@htare.co.uk
Direct Tel: 0191 245 3011**

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

Location

The property is located on New York Way within the well-established New York Industrial Estate. The property is 0.5 miles from the Silverlink junction of the A19 and A1058 (Coast Road) with the Tyne Tunnel 1.5 miles to the south. Newcastle City Centre is 7 miles to the west.

Description

The property comprises a modern industrial unit of steel frame construction. The gross internal area is 10,011 sq ft incorporating first floor offices of 1,861 sq ft. The two storey offices to the front elevation are double glazed and benefit from gas fired heating and suspended ceilings with recessed lighting. The production area has an eaves height of approximately 6m with gas supply available and LED lighting. There is a mezzanine floor above the ground floor offices incorporating WCs, offices and a small kitchen area. Access to the external yard is via a full height power operated up and over sectional door.

Accommodation

	sq m	sq ft
Warehouse and Offices	757.2	8,150
First floor offices/kitchen/	172.9	1,861
Total GIA	930.10	10,011



Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£72,500** per annum exclusive.

Business Rates

The property will need to be re-assessed for rates as a separate entity. It is currently covered under one assessment together with Unit 3.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an existing EPC Rating of C(59). A copy of the certificate is available on request. This rating will improve following refurbishment.

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 Sole Agents HTA Real Estate

Contact: Nick Atkinson Russell Taylor
Email: nick@htare.co.uk russell@htare.co.uk
Tel: 07950 319060 07710 735566

OR via Joint Agent -David Nicholson of Lexicon CRE
on 07775 853484 david@lexiconcre.com



