



To Let

Industrial Open Storage

St Omers Road, Dunston, Gateshead, NE11 9EZ

- 1.4ha (3.46 acres)
- Industrial open storage
- Secure fenced concrete yard with offices and store
- Access to A1 and close to Newcastle City Centre
- Dual access off St Omers Road
- Available by part or as a whole
- Busy trade location close to Jewson and SIG

SUBJECT TO CONTRACT

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Location

The property is located on St Omers Road in Dunston, on the south bank of the River Tyne. Access to J70 of the A1 Western Bypass is 0.7 miles south and Newcastle City Centre is less than 3 miles east via the Redheugh Bridge.

The site has a prominent road frontage adjacent to a Jewson branch and opposite a large SIG depot.

Description

The property is mainly industrial open storage with concrete slab and steel palisade fencing.

The storage building is steel portal frame with profile metal sheeting to the elevations and corrugated asbestos sheeting to the roof. Access is via five roller shutter doors and WCs are provided.

Tyne House is an office building with separate access off St Omers Road, with car parking to the front and rear. The two storey building has brick elevations, uPVC replacement windows and a flat roof. Internally it provides offices, kitchen and WCs.



Tyne House Offices

Accommodation

The property has been measured as follows:

	Sq. M.	Sq. Ft.
Storage Building	1,519	16,350
Two storey offices	195	2,095

The total site area extends to approximately 1.4ha (3.46 acres).

Business Rates

The property has three separate rating assessments.

Tyne House RV £8,900

Contracts House RV £64,500

Unit 2 Flour Mill Rd RV £15,000

Interested parties are advised to contact the Local Rating Authority to confirm the rates payable.

Services

We understand the site has 3 phase electrical connection and mains water supply.

Terms

Available by way of a new lease for a term of years to be agreed. Rent on application subject to the area required.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

Tyne House has an EPC rating of D(90)

Anti-Money Laundering

Under 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 online identity verification.

Viewing

Via sole agents HTA Real Estate

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October 2024

