



To Let

Part J F Hunt Premises, Shadon Way, Portobello Industrial Estate, Birtley DH3 2RN

- Secure warehouse/workshop on established estate
- Secure yard with parking
- Internal clear eaves height 2.7m rising to 4.6m
- Ramped access leading to an electric roller shutter door
- Excellent location close to the A1(M)
- To be refurbished

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Location

The Portobello Industrial Estate lies adjacent to the A1(M) approximately 7 miles south of Newcastle upon Tyne, 5 miles south of Gateshead and 2 miles West of Washington.

The building is located at the north end of Shadon Way and forms part of the John F Hunt facility.

Description

The unit forms the north eastern section of a large detached distribution warehouse and has been separated from the remaining space to provide an independent space.

It is of traditional steel portal frame construction with brickwork/blockwork walls, which have been over-clad in single profile steel cladding to the external elevations, all under a pitched roof incorporating translucent rooflights.

Internally it has concrete floors throughout and a clear height of 2.7m to the haunch and 4.6m to the apex. The front of the building contains a small block incorporating an open plan office, single disabled WC and small kitchen.

Externally there is a securely fenced yard to the front which also provides a ramped access to an electrically operated insulated sectional loading doors each 4.9m wide x 3.9m high.

Accommodation

The property has been measured on a gross internal basis and provides the following areas.

Description	SQM	SQ FT
Workshop/Warehouse	1,006.80	10,859
Offices	41.5	447
GIA	1,048.30	11,283

Terms

The property is offered to let by way of a new FRI lease on terms to be agreed at a rent of £55,000 per annum exclusive.

Business Rates

The unit currently forms part of a larger assessment and will be re-assessed on occupation.

Energy Performance Certificate (EPC)

The J F Hunt premises has an EPC Rating of D89

Services

The property benefits from a water supply and sub metered 3 phase electricity supply. All interested parties must make their own investigations into service provisions.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate: -

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