



For Sale

North Farm Road, Hebburn, South Tyneside, NE31 1LX

- Industrial/Warehouse unit
- 7,767 sqm (80,765 sq ft)
- Recently refurbished
- Next door to Siemens

SUBJECT TO CONTRACT

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HTA Real Estate
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Location

The property is located in a prominent corner position on North Farm Road Hebburn, South Tyneside. Road access via the A185 which connects directly to the A19 to the east and the A184 Felling bypass to the west.

Located close by are several key employment hubs including the Port of Tyne (4 miles), Newcastle City Centre (5 miles) and the Nissan UK Plant (5.5miles)

Nearby occupiers include Siemens and Hitachi Construction Machinery (UK) Ltd

Description

The unit comprises a substantial warehouse / industrial building with the following specification:

- Steel Portal and metal truss frame
- Pitched roofs
- Minimum Clear Working height of 4.25M
- Level Access Loading
- Mains services
- Large yard & parking area

Accommodation

The property has the following approximate gross internal floor area.

7,503.26 sqm (80,765 sq ft)

Tenure

Freehold

Price

£3,500,000

Business Rates

The property was deleted from the rating list during the refurbishment, and will be reassessed for rates on occupation

Energy Performance Certificate (EPC)

To be confirmed

Legals Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

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.

VAT

All figures quoted are exclusive of VAT which may apply.

Viewing

Via Agents HTA Real Estate

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