HTA REAL ESTATE

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PRELIMINARY DETAILS



FOR SALE/TO LET

12,650 Sq Ft (1,175.18 Sq M)

On Application/£180,000 Per Annum

UNIT 10, CHOLLERTON DRIVE, NORTH TYNE INDUSTRIAL ESTATE, NEWCASTLE UPON TYNE, NE12 9SZ

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- High Bay Warehouse
- Full LED lighting throughout
- 4 dock level doors
- 2 ramped level access doors
- 1 acre secure fenced concrete yard
- Excellent access to A19

Description
Fully refurbished detached high bay warehouse constructed of steel portal frame with profile sheet cladding to walls and roof with access via 4 dock level doors and 2 ramped level access doors . There is a two storey office block and a secure fenced 1 acre concrete yard,

Location
The North Tyne Industrial Estate is located on the north side of Whitley Road, the A191 which lies approximately 6 miles north east of Newcastle City Centre and approximately 1 mile from the A19 Tyne Tunnel road

Services
We understand that the property is connected to all mains services but interested parties are advised to make their own enquiries.

Terms
Available by way of a full repairing and insuring lease for a term to be agreed at a rent of £180,000 per annum exclusive.
Consideration would also be given to a sale of the long leasehold interest.

Business Rates
The property is to be reassessed after refurbishment

VAT
All figures quoted are exclusive of VAT which may apply.

Anti-Money Laundering Regulations
In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

EPC
The property is to be reassessed after refurbishment

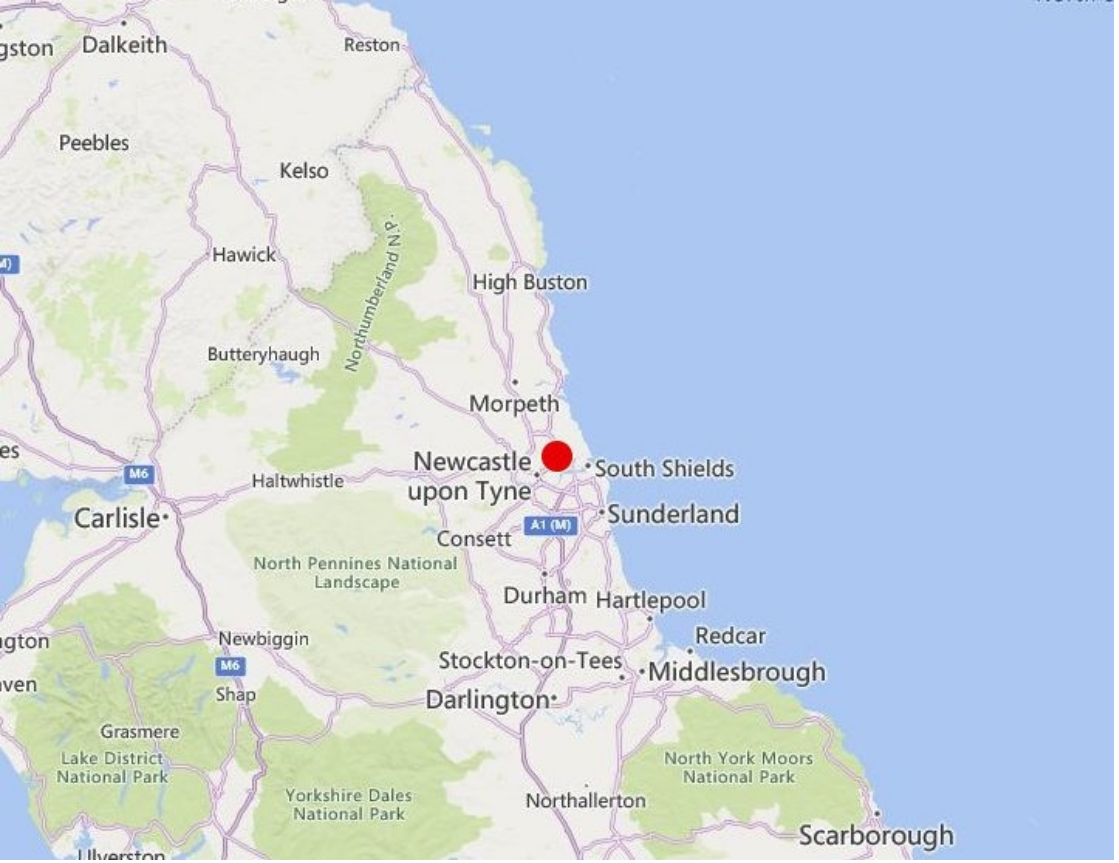


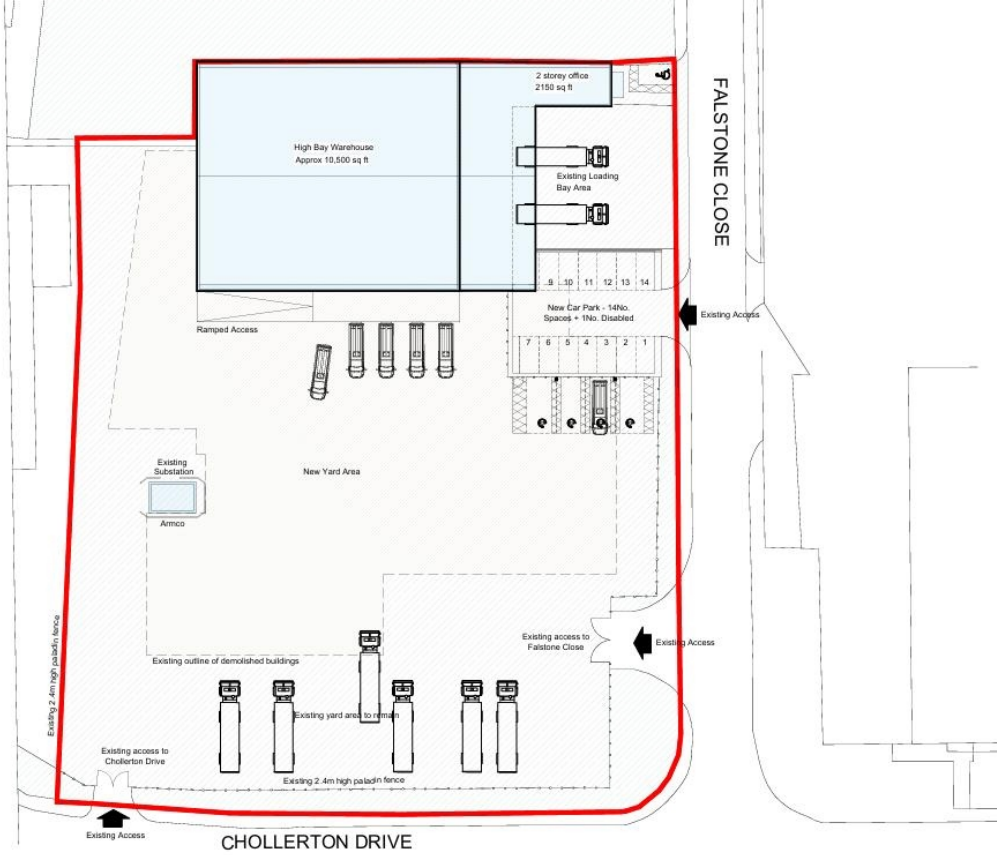












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Viewing

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