



For Sale or To Let

Unit 9, Halifax Court, Halifax Road, Dunston Industrial Estate, Gateshead, NE11 9JT

- Modern workshop unit with attractive office space
- Gross internal area 432m² (4,647 sq ft)
- Popular development close to the A1 Western Bypass and MetroCentre
- Internal clear height 6 metres
- Full lighting throughout and gas fired heating to the offices
- New Lease - Rent £25,500 per annum exclusive
- Ground Lease For Sale – Price £310,000 subject to contract

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Situation

The Dunston Industrial Estate lies immediately to the east of the MetroCentre and within only ½ mile of the A1 Western Bypass. Both Newcastle and Gateshead Centres lie approximately 3 miles to the east of the site.

Please see the attached Ordnance Survey plans for more detailed information.

Description

The unit forms part of a development of 11 warehouse/industrial buildings built in 2005. The building is of steel portal framed construction with cavity brickwork and insulated profile steel cladding to the external walls and an insulated profile steel sheeted roof incorporating double skin translucent roof lights.

Internally the unit has a reinforced concrete floor to the ground floor level and an internal clear height of 6 metres. Constructed within the unit are two single storey office areas one of which incorporates ladies & gents WC facilities along with a kitchen area, over which is a mezzanine storage area. The accommodation is of demountable construction and therefore can be easily removed if not required.

Externally there is a large shared service area along with 8 dedicated car parking spaces. Vehicular access is gained by way of an insulated sectional loading door 3.6m wide by 4.2m high.

Services

The unit is provided with mains supplies of water, gas and 3 phase electricity. Lighting to the workshop area is by way of low bay halogen units and to the offices by way of fluorescent strips.

Heating to the office and ancillary block is by way of a gas fired combi boiler serving panel radiators.

Accommodation

The property provides the following gross internal area:

Main Office / WCs	118m ²	1269 sq ft
Small Office	45 m ²	484 sq ft
Warehouse	217 m ²	2,337 sq ft
Mezzanine Storage	52 m ²	557 sq ft
Total	432 m²	4,647 sq ft

Rating

The premises are assessed at rateable value £17,000 and the current rates payable are £8,160.

Terms

Our clients are seeking to let the building by way of a new fully repairing and insuring lease for a term of years to be agreed at a commencing rental of £25,500 per annum exclusive of rates.

Alternatively our clients are willing to dispose of their long leasehold interest in the property being the residue of a term expiring 25 February 2153 at a peppercorn rental for a price of £310,000.

Energy Performance

The unit has an energy performance rating of C51.

VAT

All prices and rents will be subject to VAT at the standard rate.

Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Photograph: August 2015
Particulars: Feb 2016

Important Notice

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Dunston Industrial Estate
Gateshead

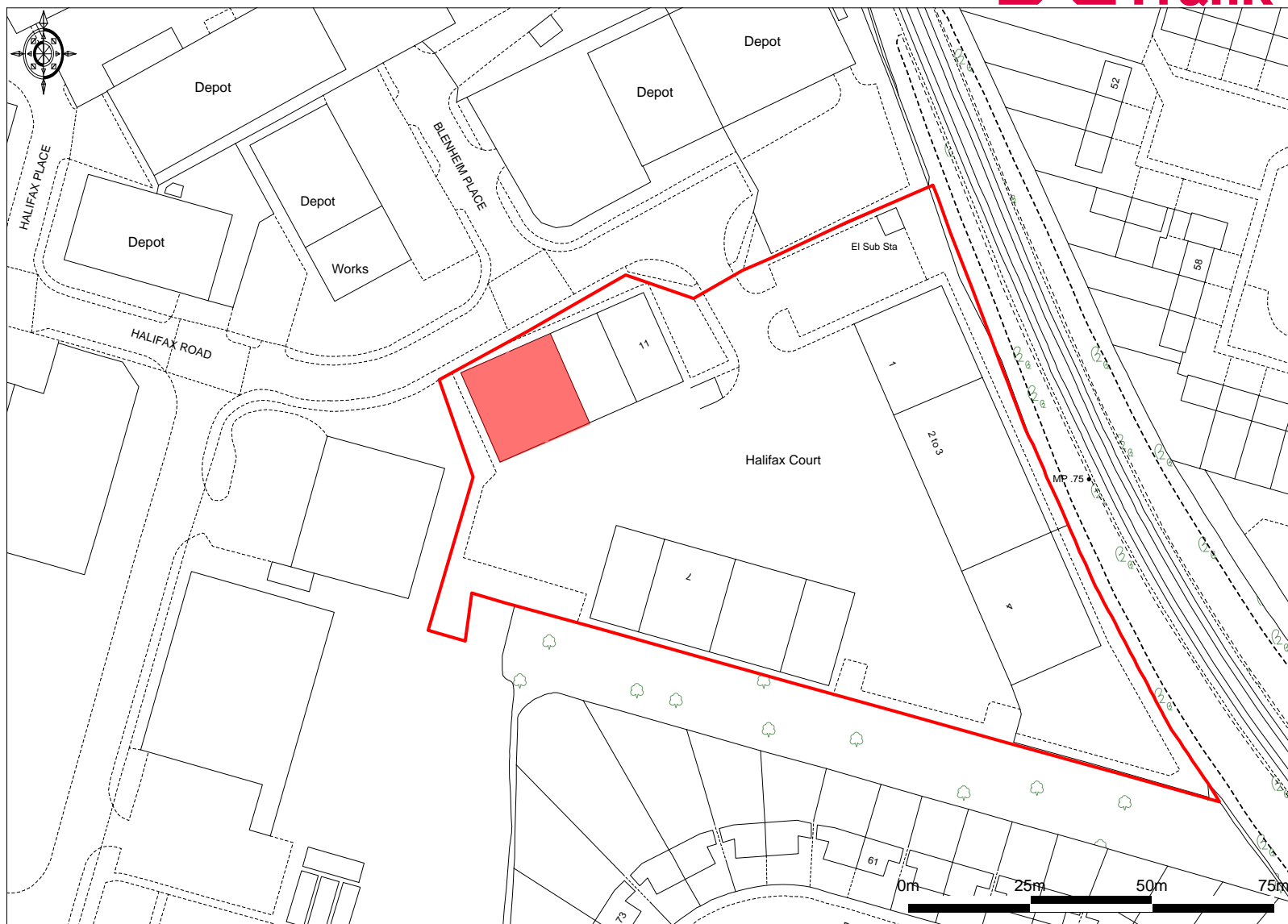


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Halifax Court Map

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Halifax Court, Halifax Road Dunston Industrial Estate Gateshead



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Halifax Court - plan

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