



**Lambert
Smith
Hampton**

0191 232 6291
www.lsh.co.uk

To Let

On new lease

Trade Counter Unit with Offices

Unit 5 Penn Street, Newcastle upon Tyne, NE4 7BG



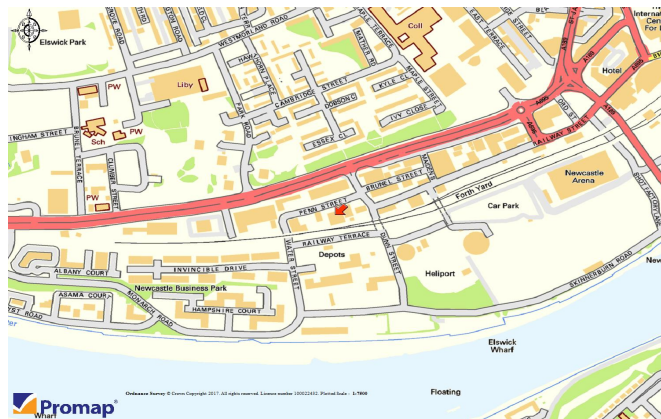
- 679.08 Sq M (7,310 Sq Ft)
- Established trade area
- Off Scotswood Road
- 1.25 miles from City Centre

Lambert Smith Hampton

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

Unit 5 Penn Street, Newcastle upon Tyne, NE4 7BG

Location



The property is located on Penn Street off Dunn Street which is accessed via Scotswood Road approximately 1.25 miles south west of Newcastle upon Tyne City Centre. It is in the heart of a trade area with nearby occupiers including Howdens, Tool Station, Johnson's Decorating and Greggs.

Description

A semi-detached light industrial/warehouse unit of steel portal frame construction with brick and profile sheet clad elevations under a dual pitched profile sheet clad roof. It has a minimum eaves height of 3.2m rising to 4.1m at the apex. Attached is a two storey office block under a flat roof, the ground floor of which provides a trade counter area.

Externally there is a tarmac forecourt providing staff and customer parking which is secured by a steel palisade fence. The unit is accessed by two roller shutter loading doors approximately 2.8m wide by 2.86m high.

Accommodation

The approximate principal gross internal floor areas are as follows:-

Floor Area	Sq M	Sq Ft
Industrial/Warehouse	463.95	4,994
Ground Floor Office/Trade Counter	108.77	1,171
First Floor Offices	106.36	1,145
Total	679.08	7,310

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

The property is entered into the 2017 Rating List with the following Rateable Value.

Description: Warehouse and Premises
Rateable Value £29,250

Terms

The premises are available on a new Full Repairing and Insuring Lease for a term and rent review pattern to be agreed at a rental of £47,500 per annum.

Energy Performance Certificate (EPC)

An EPC is available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Andrew Wright

Lambert Smith Hampton

0191 338 8320

awright@lsh.co.uk

15th May 2018

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