

FOR SALE OR TO LET

Parker Electric Premises, South Shore Road
Gateshead, NE8 3AE



Single storey factory/warehouse premises 1,385m² (14,900 sq ft)

- Single storey factory/warehouse premises with two storey offices and yard
- Established location one mile east of Gateshead town centre
- Total Floor Area: 1,385m² (14,900 sq ft)
- Site area: 0.395 hectares (0.975 acres)
- 99 year ground lease from 1 December 1965
- Ground Rent - £5,100 per annum
- Offers are sought in the region of £345,000
- Alternatively the unit is available to let at a rent of £52,000 per annum

SITUATION

The property is situated at the eastern end of South Shore Road within the East Gateshead Industrial Estate, approximately one mile east of Gateshead town centre and 1½ miles from Newcastle city centre. The Sage and Baltic buildings, together with the Millennium Bridge are all within half a mile of the property and it is readily accessible from the A184 Felling Bypass.

Please refer to attached Location Plan for detailed directions.

DESCRIPTION

The property comprises a single storey reinforced concrete portal framed industrial unit fronted by a two storey office and ancillary block.

The external walls to the property are of cavity brickwork construction and the roof is double pitched and of insulated corrugated asbestos cement sheet covering incorporating single skin translucent rooflights. The floors throughout the factory are of reinforced concrete construction and the minimum internal clear height is 3.5 m. Part of the factory area benefits from mezzanine storage over and there are Ladies & Gents WC facilities in an annexe to the southern elevation.

The two storey office block is also of cavity brick construction with a flat mineral felt covered roof. At ground floor level it provides a large open plan general office, trade counter, kitchen and WC facilities. At first floor level there are three private offices and a large general office.

Externally, there is a concrete service yard to the southern elevation of the factory which provides vehicular access to the unit by way of two steel roller shutter loading doors. To the front of the office area there is a tarmacadam car park with space for approximately 20 to 25 vehicles. To the rear of the factory is an area of undeveloped land enclosed by a steel palisade fence which is suitable either for the future extension of the property or alternatively a small compound.

SERVICES

The property benefits from all mains services with the exception of gas. Lighting to the office and factory areas is by fluorescent strips and heating to the offices is by way of a mixture of electric night storage heaters and convector heaters. The warehouse area is heated by way of an oil fired warm air blower unit. The building benefits from a substantial 3 phase electricity supply.

ACCOMMODATION

The unit has been measured on a gross internal basis and provide the following areas:-

Description	m ²	sq ft
Ground Floor Offices / WCs	124	1,331
First Floor Offices	124	1,331
Warehouse	1,102	11,858
Works WCs	35	380
	1,385	14,900

Site Area: 0.395 HA (0.975 acres)

ENERGY PERFORMANCE

The unit has and Energy Performance rating of E125

RATING

The premises have a rateable Value of £32,750. The rates payable for the financial year 2017/18 are £15,687.

Tenure

The site is held on a 99 year ground lease from 1st December 1965 at a current ground rental of £5,100 per annum which is subject to 20 year review, the last review being in 2005.

It is understood that the freeholder may be prepared to negotiate an extension of the lease, subject to agreeing satisfactory terms.

PRICE

Offers are sought in the region of £345,000 subject to contract for the benefit of our clients long leasehold interest.

Alternatively our clients are willing to consider leasing the building on terms to be agreed at a rent of £52,000 per annum exclusive.

VAT

All rents and charges are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

VIEWING

Strictly by appointment through Knight Frank.

Particulars - February 2018
Images – January 2018



For further details please contact:



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Subject to Contract

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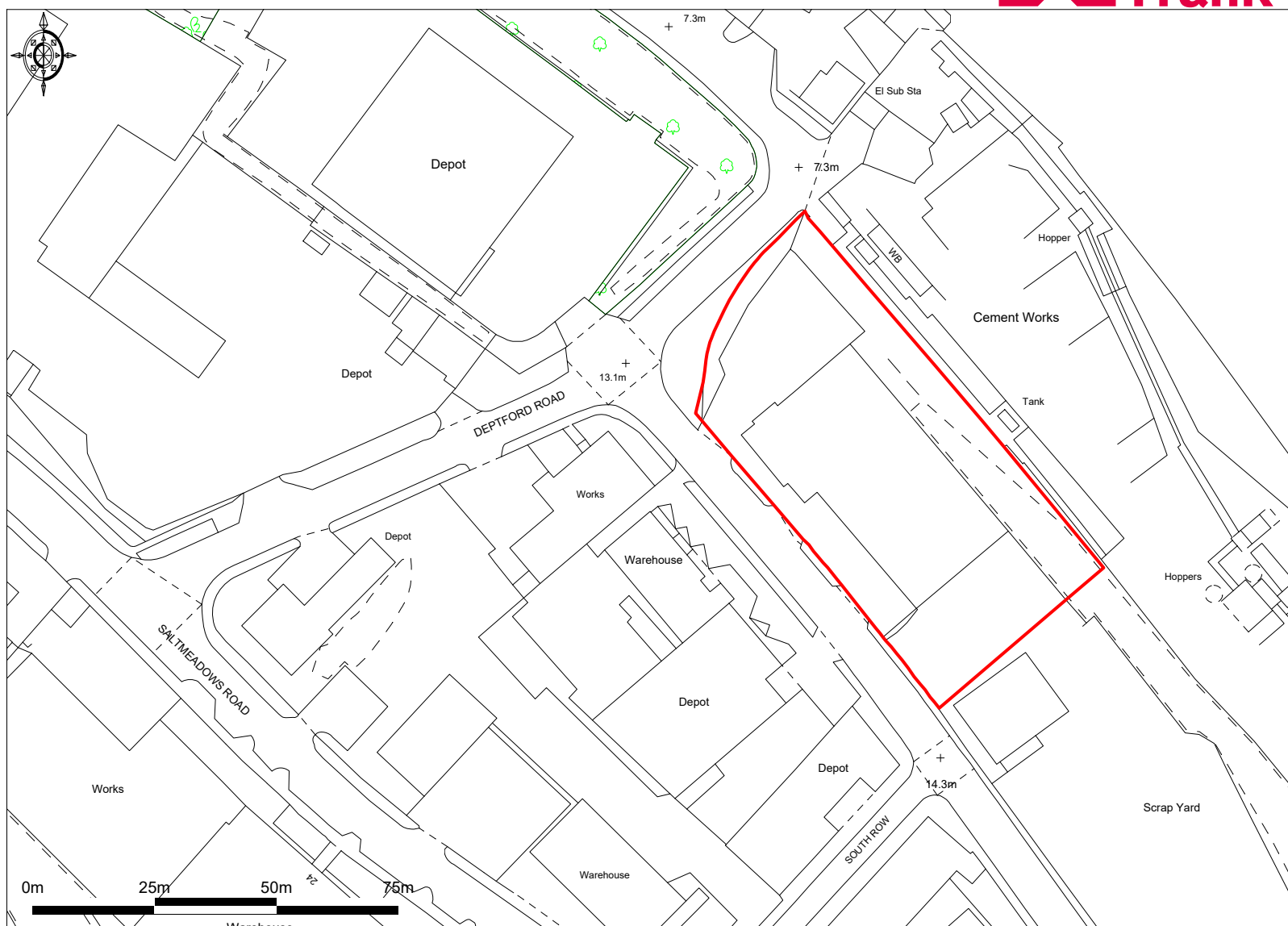
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Getmapping plc 2018. Plotted Scale - 1:1250

Rexel UK, South Shore Road, Gateshead - plan

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