

TO LET / FOR SALE

# UNIT 1 FISHER STREET NEWCASTLE UPON TYNE, NE6 4LT



**Modern Detached Industrial Unit with a Secure Yard**





# UNIT 1 FISHER STREET

- **Modern detached industrial / warehouse unit**
- **Large secure service yard and car park**
- **Established engineering area on north bank of River Tyne**
- **3.7 miles from Newcastle City Centre**
- **3 miles from A19 (Tyne Tunnel)**
- **To Let: £95,000 PA**
- **For Sale: £975,000**

## Location

Unit 1 is located off Fisher Street on Walker Riverside, Newcastle upon Tyne.

Access to Fisher Street is from the A186 which runs east – west along the north bank of the River Tyne connecting the A19 circa 3 miles to the east with Newcastle city centre 3.7 miles to the west.

Walker Riverside boasts a range of occupiers associated with the offshore and oil & gas sectors including GE Capital Oil & Gas, Cleveland Cable, Royal IHC (formerly Fraser Hydraulic Power), and Houghton International. The area has also seen recent development with Shepherd Offshore's Neptune Energy Park immediately opposite.

## Description

**Unit 1** Fisher Street is a detached modern self-contained unit on a secure site which benefits from the following:

- Portal steel frame construction
- 6.1 m clear internal height
- Concrete floor throughout
- Large electrical / gas supply
- 2 no electrically operated loading doors
- Ceiling mounted gas blower heaters
- Two storey high specification offices
- WC facilities, canteen and reception area
- Thermostatically controlled central heating
- Large secure service yard and parking





## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Ed) and the approximate Gross Internal floor areas recorded as follows:

	M2	Sq ft
Warehouse	1,668.3	17,957
Ground floor offices & amenities	169.7	1,827
First floor offices	146.4	1,576
Total	1,984.4	21,360

## Tenure

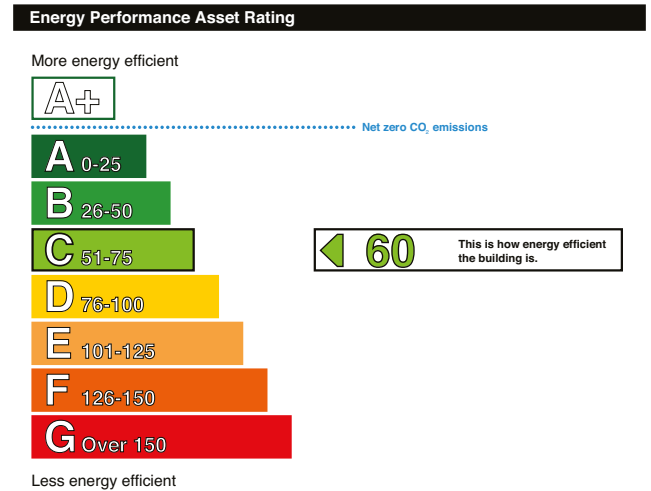
The property is owned by way of a 125 year long leasehold commencing 6 November 2001.

## Rating

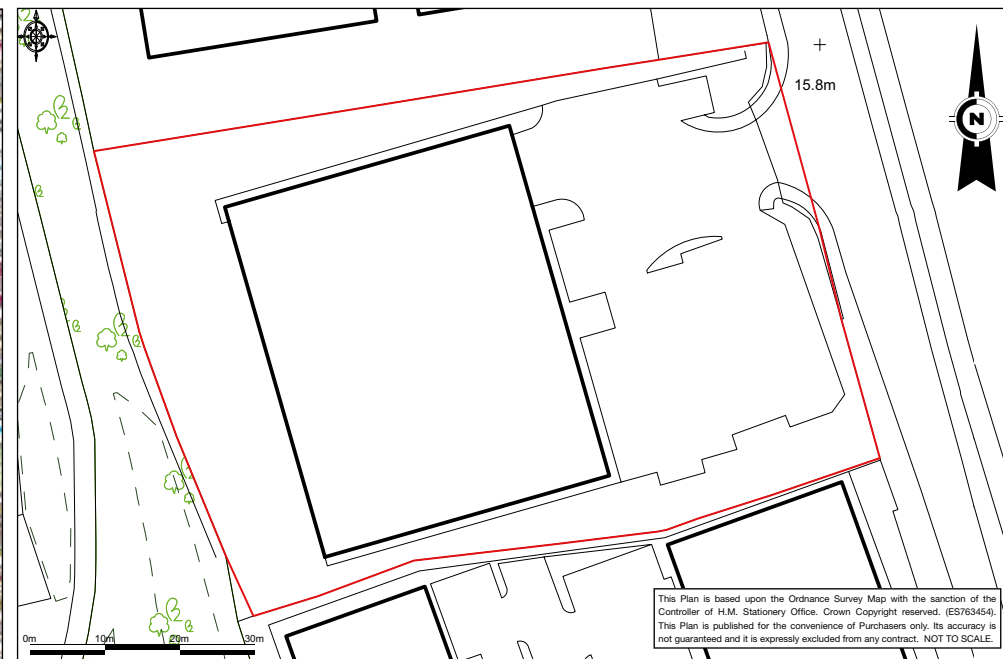
The unit has a Rateable Value of £72,500 and the current rates payable are £36,033 (applying the 2016/17 UBR of 0.497p).

## Energy Performance

The property has an Energy Performance Asset Rating of C (60). Further information is available on request.







## Terms

The unit is offered to let on a new fully repairing and insuring lease for a term to be agreed at a rent of £95,000 per annum.

Alternatively our client will consider the sale of their long leasehold in the property for £975,000.

## VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Viewing

Strictly by appointment through agents.

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Marketing Particulars and Images: July 2016

Photographs: 2016



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