

# Hawick Crescent Industrial Estate

Newcastle upon Tyne

NE6 1AS



**To Let**

Trade Counter / Warehouse Units

From 4,353 sq ft (404 m<sup>2</sup>)

**Mileway**

## Situation

Hawick Crescent Industrial Estate is situated off the A186 Walker Road within 1 mile of Newcastle city centre and immediately to the north of the River Tyne.

The estate is situated close to Ouseburn which boasts new residential development and amenity uses, Hoult's Yard with a vibrant mix of entrepreneurial business and areas of more traditional industry and engineering situated between the River Tyne and Walker Road.

Nearby occupiers include Jewsons, British Engines and Tyne Bank Brewery & Tap Room.

Please refer to the map and plan for further information.

## Description

Units are either detached or configured in terraces and provide the following features:

- Open plan storage / production space
- Clear internal heights of 4.25 m
- Vehicular access via up and over doors
- Office / trade counter areas
- WC facilities
- 3 phase power supply, water & gas
- Parking

## Accommodation

The available units have been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and the floor areas presented as follows.

	M <sup>2</sup>	SQ FT	ENERGY RATING	RENT PA	SERVICE CHARGE	RATEABLE VALUE	AVAILABILITY
<b>UNIT 1</b>	524	5,642	E116	£42,000	TBC	£30,250	Now
<b>UNIT 9</b>	404	4,353	D76	£32,400	TBC	£23,250	Now

## Terms

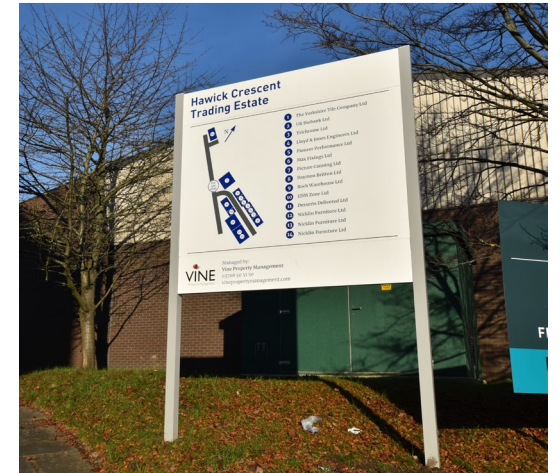
The units are available on new FRI lease for a term of years to be agreed.

## VAT

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

## Further Information

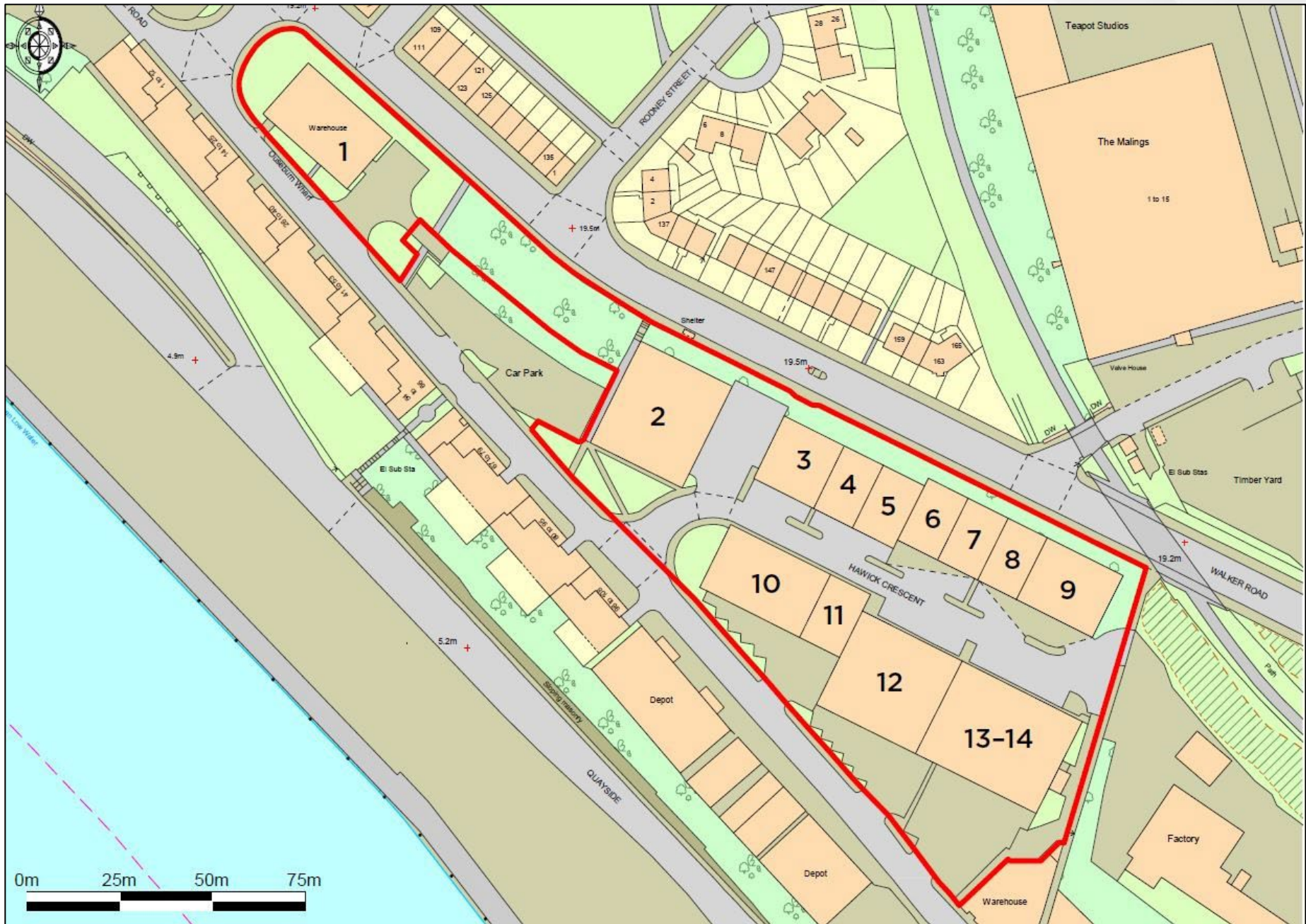
Please contact the agents for a convenient appointment to view or for further information regarding the property.



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