

TO LET

Howdon Quay,
Wallsend, NE28 0QD



Riverside Facility with Quay Access*

Unit of 2,139 m² (23,024 sq ft) with up to 1.76 HA (4.34 acres) yard

- Newly refurbished warehouse
- Large secure site part concrete, part tarmac of up to 1.76 HA (4.34 Acres)
- 210m direct quay access (*subject to requirements)
- Adjacent to A19 and Tyne Tunnel
- Rents from £140,000 per annum

Situation

Howdon Quay is situated on the north bank of the River Tyne. The area boasts numerous well-established companies in the offshore and renewables sector including Smulders Projects UK, JDR Cable Systems, Brydon Ropes, SMD and Royal IHC.

Access is unrivalled being located within ½ mile of the A19 to the immediate north of the Tyne Tunnel.

Newcastle City Centre is approximately 6 miles to the west and Sunderland 11 miles to the south. Port of Tyne is situated circa 4 miles to the southeast.

Immediate river access is available from the site.

Description

Howdon Quay provides the perfect opportunity for companies within the offshore / renewables sector requiring modern manufacturing or warehouse space with an extensive secure yard and potential for direct river access.

This unique site offers the following:

Warehouse:

- Refurbished in 2024
- Steel portal frame construction
- New insulated steel sheet roof and cladding
- Concrete floors throughout
- 2 sectional loading doors (6m x 6m)
- 3 phase electricity (approximately 150kVA)
- New LED lighting

Yard

- Concrete hardstanding up to 7,860 m² (1.94 acres) with bearing capacity up to 10t per m²
- Tarmac hardstanding up to 9,695 m² (2.4 acres)
- 24/7 accessibility

Quay

- Up to 210 m quay length
- Dredging planned for up to 9 m depth



Areas

The warehouse has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice and presented as follows:

	M ²	Sq Ft
Warehouse	2,139	23,024
Concrete hardstanding up to:	7,860	1.9 acre
Tarmac hardstanding up to:	9,695	2.4 acre
Total Hardstanding:	17,555	4.3 acre



Rateable Value

The site and premises will require reassessment for rating purposes according to the area required by an occupier.



Energy Performance

An energy performance assessment has been instructed and certificate pending.



Use

The refurbishment was supported by grant funding to generate employment growth in subsea and offshore sectors and is targeted accordingly.

Terms

The warehouse is available on a new fully repairing and insuring lease for £140,000 per annum.

The hardstanding and quay access are available according to the requirements of an occupier and interested parties are advised to discuss with the agent.

By way of guidance, the tarmac hardstanding is available at a rent from £13.50 per m² and concrete from £16.50 per m² subject to the area required.

VIEWING

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

VAT

All rents and service charges are subject to VAT.

For further details please contact:



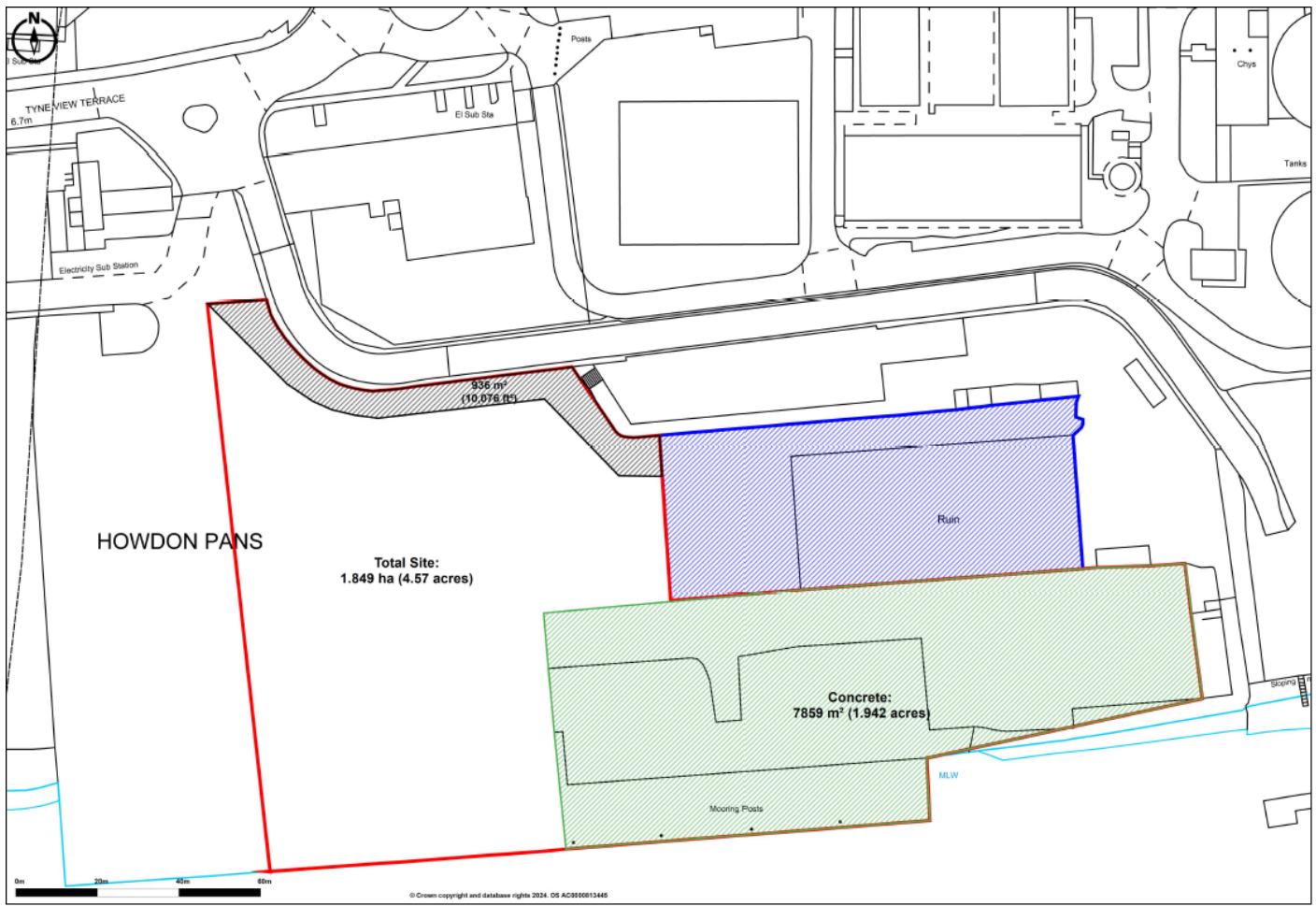
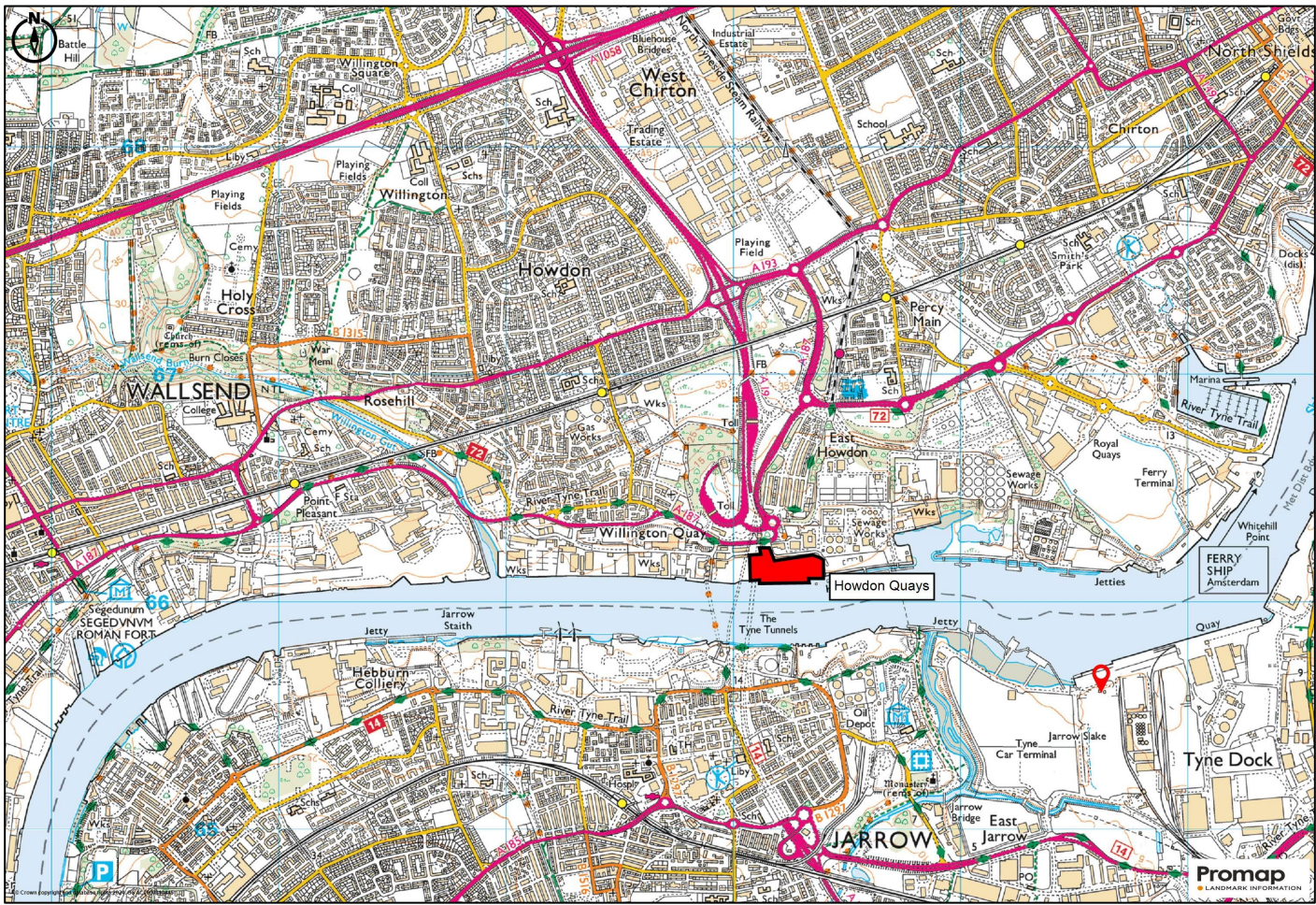
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Particulars / Images – September 2024

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