

TO LET

Unit 1, Halifax Court, Halifax Road,
Dunston Industrial Estate,
Gateshead, NE11 9JT



Modern Unit with Large Showroom / Office 375 m² (4,031 sq ft)

- Modern workshop unit with showroom/office space
- 50:50 showroom/office to warehouse space
- Popular development close to the A1 Western Bypass and MetroCentre
- Clear internal height: 6 metres
- Full lighting throughout and central heating to the offices
- Rent: £29,250 per annum exclusive

Situation

The Dunston Industrial Estate lies immediately to the east of the MetroCentre and within only ½ mile of the A1 Western Bypass. Both Newcastle and Gateshead Centres lie approximately 3 miles to the east of the site.

Please see the attached Ordnance Survey plans for more detailed information.

Description

Unit 1 forms part of a terrace comprising three units built in 2005 and benefits from the following specification:

- Steel portal frame construction
- Insulated steel cladding and roofing
- Concrete floor throughout
- CIH: 6m
- Kitchen and W/C facilities provided
- 50% office / showroom
- Large shared service yard to the front
- 8 dedicated car parking spaces
- Sectional loading door (w:3.6m x h:4.2m)
- 3-phase power
- LED lighting throughout

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Ed.) and the measured floor areas are set out as follows:

Description	m ²	Sq.ft
Office / Showroom / WCs	187.2	2,015
Warehouse	187.2	2,015
Total	374.5	4,031

For further details please contact:



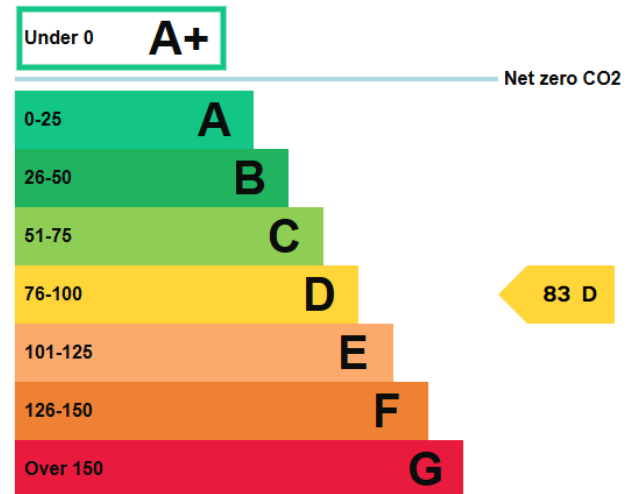
MARK PROUDLOCK
0191 5945019 or 07766 968891
Mark.proudlock@knightfrank.com

JAMIE PARKER
0191 5945026 or 07974 398194
Jamie.parker@knightfrank.com

Subject to Contract

Energy Performance

The unit has an Energy Performance Asset Rating of D83.



Terms

The unit is offered to let on a new fully repairing and insuring lease at a rent of £29,250 per annum exclusive of rates.

Rating

According to the Valuation Office Agency website (www.voa.gov.uk) Unit 1 has a Rateable Value (RV) of £22,500 and the current rates payable are £11,228.

Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

VAT

All prices and rents will be subject to VAT at the standard rate.

Particulars: January 2025
Photos: May 2024



IMPORTANT NOTICE

- (1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- (2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- (3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- (4) VAT: The VAT position relating to the property may change without notice.
- (5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- (6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

Halifax Court,
Dunston Industrial Estate
Gateshead



Metro Centre

THE PROPERTY

Dunston
Recreation Ground

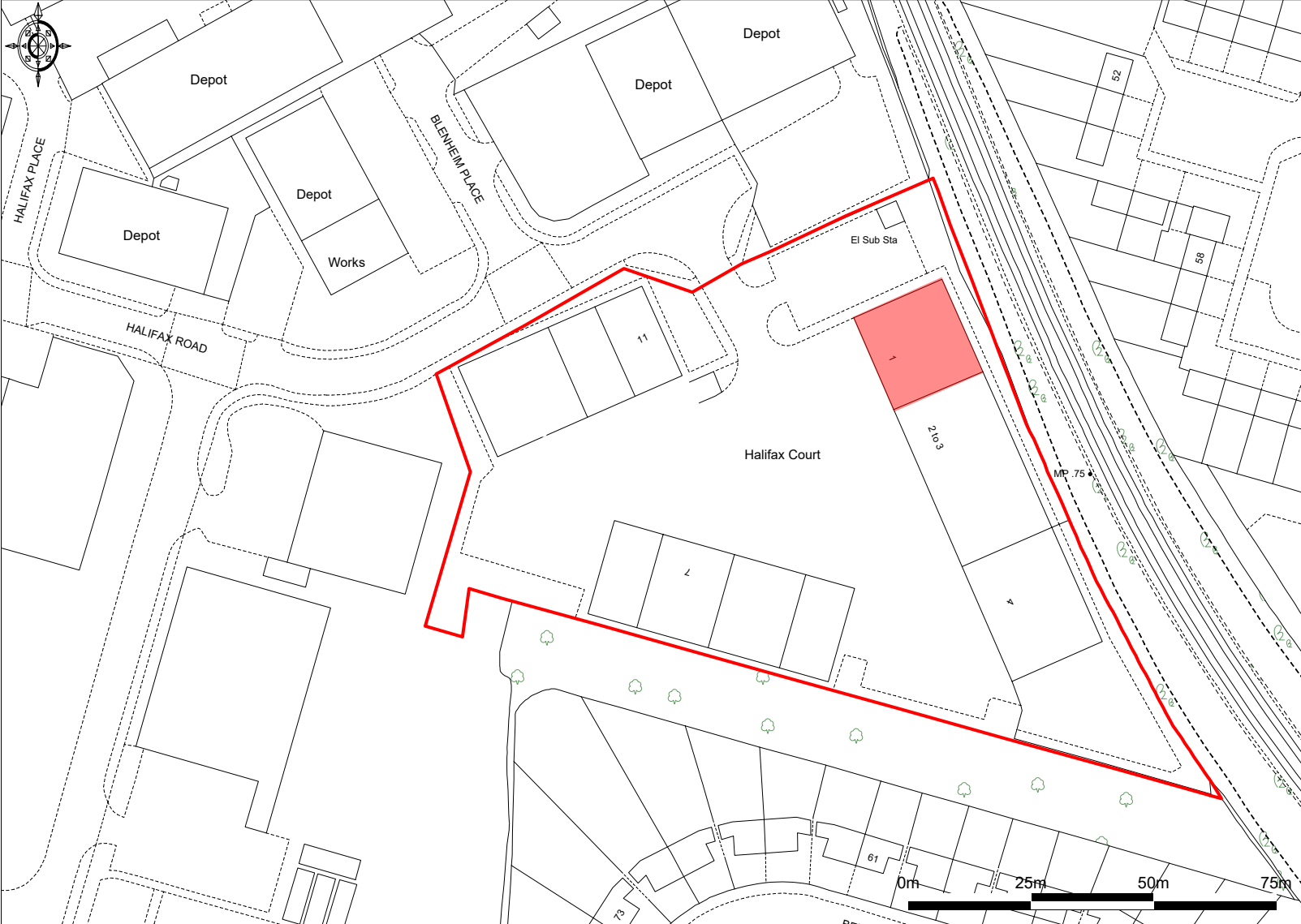


Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022432. Plotted Scale - 1:10000

Halifax Court Map

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

Halifax Court, Halifax Road
Dunston Industrial Estate
Gateshead



Enabled by Ordnance Survey

© Crown Copyright 2009. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250

Halifax Court - plan

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.