

# TO LET

Unit 6B & 7 Metnor Business Park,  
Hadrian Road, Wallsend, NE28 6HH



## High bay factory unit with secure yard 1,137 m<sup>2</sup> (12,241 sq.ft )

- Located 2½ miles from the A19 Tyne Tunnel and 4 miles from Newcastle city centre
- Internal heights 9.75m and 6.0m
- Office accommodation and staff amenities
- 6 No. level access loading doors
- Secure concrete yard area
- Large power supply (590kVA)
- Rent: £57,500 per annum

## SITUATION

The estate is situated on the A187 Hadrian Road on the outskirts of Wallsend, approximately 2½ miles from the A19 Tyne Tunnel entrance and 4 miles east of Newcastle.

The Hadrian Road Metro Station is only 250m from the site.

Please see the attached plans for more detailed information.

## DESCRIPTION

Unit 6B & 7 Metnor Business Park comprises two adjoined warehouse units which were refurbished in 2018 providing new roofing and cladding. These units benefit from the following specification:

### Unit 6B:

- CIH of 9.75m
- Apex at 12m
- Steel portal frame construction
- Crane rails capable of supporting a 10-tonne overhead crane (crane not included)
- 5 roller shutter doors (only 2 operational measuring 5.4m wide x 5.75m high).
- LED lighting
- Substantial 3-phase 590kVA power supply

### Unit 7:

- CIH of 6m
- Steel portal frame construction
- Renovated office and welfare space
- 1 loading door
- External storage
- LED lighting (fluorescent strip lighting in office and welfare space)
- Substantial 3-phase 590kVA power supply

### Yard space:

- Large 20m x 70m concrete yard
- Staff parking

## ACCOMMODATION

The unit provides the following Gross Internal Floor Areas:

|                        | M <sup>2</sup> | Sq Ft         |
|------------------------|----------------|---------------|
| Unit 6B Factory Area   | 908            | 9,772         |
| Unit 7 Workshop        | 112.4          | 1,210         |
| Unit 7 Offices/Welfare | 117            | 1,259         |
| <b>Total</b>           | <b>1,137.4</b> | <b>12,241</b> |

## RATING

The property is assessed at Rateable Value of £56,500.

## ENERGY PERFORMANCE

Unit 6B has energy performance rating of C59 and Unit 7 a rating of E105.

## TERMS

The unit is offered to let by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £57,500 per annum.

## VAT

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

## VIEWING

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

Particulars - March 2026  
Images – December 2023

For further details please contact:



**MARK PROUDLOCK**  
0191 5945019 or 07766 968891  
[Mark.proudlock@knightfrank.com](mailto:Mark.proudlock@knightfrank.com)

**JAMIE PARKER**  
0191 5945026 or 07974 398194  
[Jamie.parker@knightfrank.com](mailto:Jamie.parker@knightfrank.com)

Subject to Contract

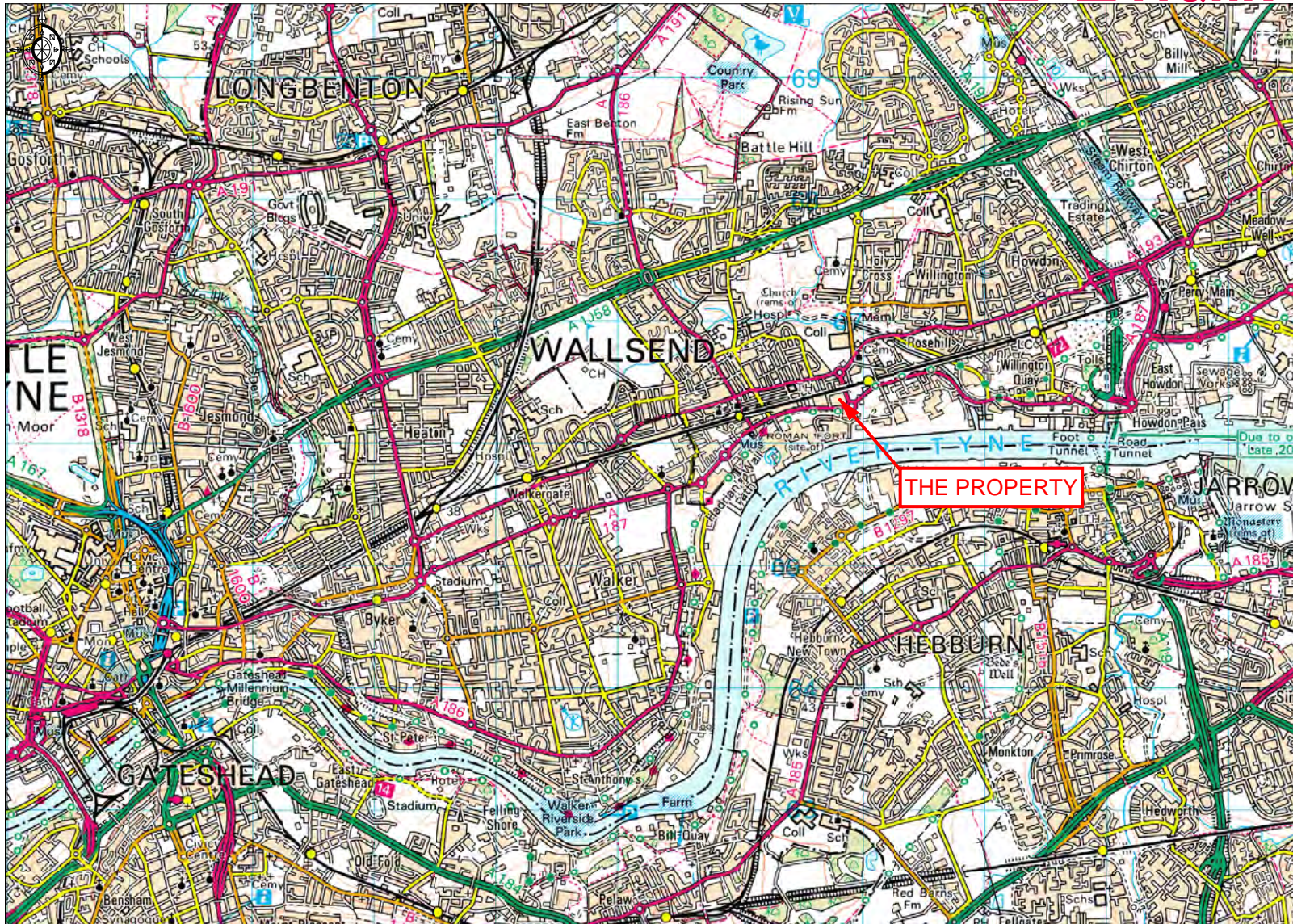


#### IMPORTANT NOTICE

- (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.

Metnor Business Park  
Hadrian Road  
Wallsend



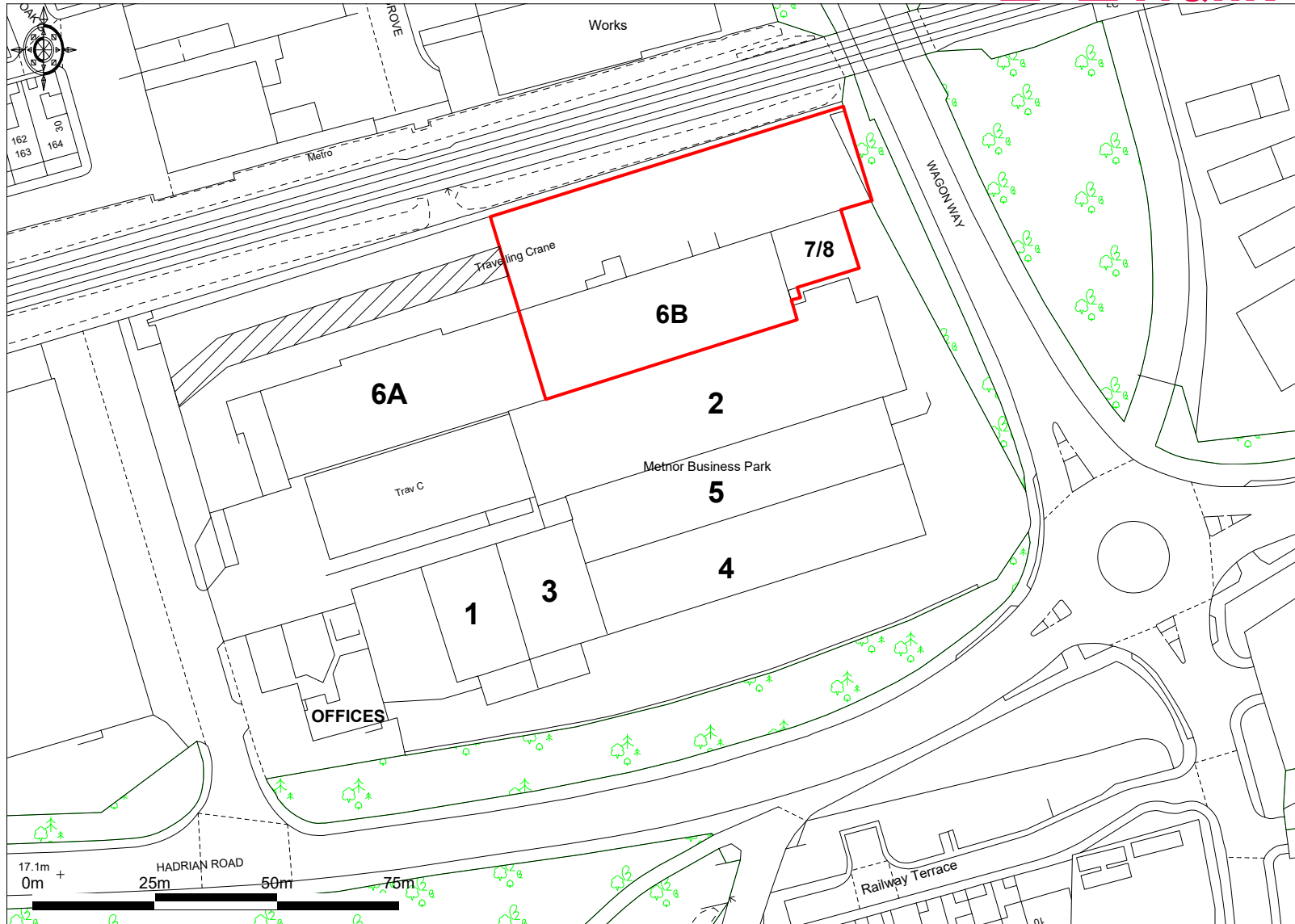
Ordnance Survey © Crown Copyright 2012. All rights reserved. Licence number 100020449. Plotted Scale - 1:50000



Metnor Business Park - 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.

Units 6B & 7/8 Metnor Business Park  
Hadrian Road  
Wallsend



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.