



NEW INSTRUCTIONS

TO LET

NIL QUOTING RENT!



**UNIT 6
STARGATE INDUSTRIAL ESTATE
RYTON
NE40 3EX**

909.94 M² (9,795 SQ FT)

TRY FOR FREE

LOCATION

The property forms part of the established Stargate Industrial Estate at Ryton which is situated within the Tyne Valley and is approximately six miles west of Newcastle City Centre.

The A695 east bound provides links to Blaydon, the A1(M) and Gateshead, and to the west, Hexham and the A69.

DESCRIPTION

The property comprises a mid-terraced unit of steel portal frame with part brick and clad elevations.

The warehouse has an eaves height of approximately 6.5m and is accessed via a steel roller shutter door of 5.5m wide by 5.25m in height.

The unit also benefits from two storey office accommodation comprising offices, reception area, kitchen and toilet facilities.

Externally there is a service yard and designated car parking.

The property also benefits from an integral 10 tonne travelling crane.

AMENITIES

We understand that all mains services are connected to the property; however none of the services have been tested. Any interested parties should satisfy themselves in this respect.

ACCOMMODATION SCHEDULE

The property has a gross internal floor area of 909.94 m² (9,795 sq ft).

TERMS

We can offer a 'Try for Free' deal subject to covenant status.

For the first year of the term therefore the rent will be nil and there will be an option to determine at the end of the 12 month period.

Other terms subject to negotiation.

RATES

We are advised that the property appears in the 2010 Rating List at a Rateable Value of £38,500.



SERVICE CHARGE

The service charge budget is approximately £0.59 psf. The building insurance is currently £1,079.38.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

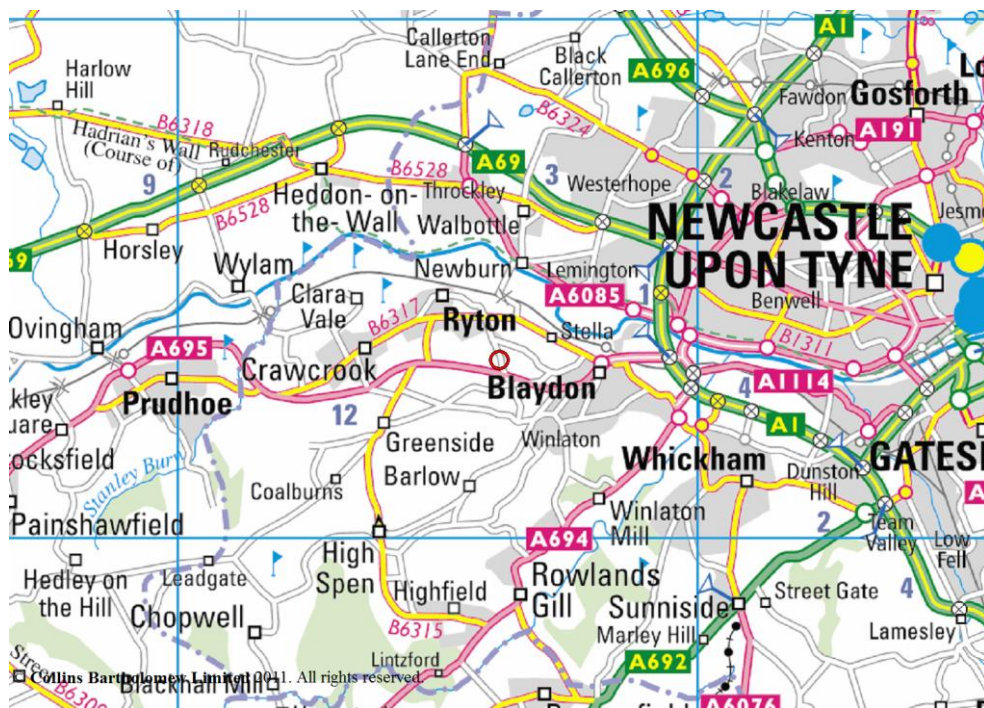
VIEWING

Strictly by appointment through the joint agents, King Sturge and Gavin Black & Partners.

Please contact either:-

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Disclaimer:

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.