

UNITS TO LET

Point Pleasant, Industrial Estate, Wallsend, NE28 6HA

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Various unit sizes available
- Popular Industrial Estate
- Within an established location
- EPC Rating D100/D78
- May be suitable for a variety of uses STPP
- 1.1 mile from A19 and the Tyne Tunnel

Starting from £10,800 p.a.

LOCATION

The subject property is located on the popular Point Pleasant Industrial Estate, Wallsend. The estate is accessible from Hadrian Road which has numerous bus stops, the closest is 0.4 mile and Hadrian Road Metro Station 0.5 mile from the address. Road links include the Coast Road 1.5 mile which leads to either the coast or Newcastle City Centre, 1.1 mile from the A19 and the Tyne Tunnel links to the south of the River Tyne.

Point Pleasant Industrial Estate provides a wide selection of occupiers including Britannia Banners, Advance 365, Homefair Blinds UK, IWeld Fabrications Ltd, PS Surfboards and Direct Air Conditioning & Refrigeration Ltd.

DESCRIPTION

The properties comprise of steel portal frame construction with brickwork and insulated profiled steel cladding. Each unit has a roller shutter with unit 5 and 31 having an electric shutter. Internally the units provide a predominantly open plan warehouse with internal office/storage and WC.

Externally, there is an area outside of each unit for parking and a communal space for customer parking.

ACCOMMODATION

Unit 5	109m ²	1,177ft ²
Unit 6	106m ²	1,145ft ²
Unit 30	213m ²	2,300ft ²
Unit 31	275m ²	2,970ft ²

EPC RATINGS

Unit 5-7	D100
Unit 30-31	D78



RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Unit 5-7	£10,750	£5,364
Unit 30-31	£19,500	£9,730

We are advised that the estimated rateable value of the premises as at 1 April 2017 is as above and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The units are available by way of new lease with terms to be agreed.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact our Newcastle Commercial Agency Team.

Tel: 0191 232 8080
Email: newcastle@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

- Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:
- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
 - 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 - 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
 - 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
- Registered in England No. 07236458
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 0.4 mile away



0.5 miles from Hadrian Road Metro Station



1.1 miles from A19 and the Tyne Tunnel



10.7 miles from Newcastle International Airport