



**Bay 1 Saltmeadows Road, Gateshead,  
NE8 3DA**

**Extensive factory with high bays and secure yard**

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**Avison Young**

Fourth Floor  
Central Square  
Forth Street  
Newcastle Upon Tyne  
NE1 3PJ

## Property Description

The property provides a well-maintained factory unit with very large eaves height, providing significant volume. The property is located on a secure site with dedicated parking.

## Specification

- Steel frame construction
- Gas radiant heaters
- Minimum eaves in the High Bay Warehouse extending to 20.28m
- Loading doors to south and west elevations
- Secure yard
- Dedicated car parking
- 3 cranes; two 16-ton and one 10-ton
- Ground floor offices with air conditioning
- First floor offices with possibility of mezzanine conversion
- Canteen
- WC/Shower facilities

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area (GIA)	Sq ft	Sq m	Eaves (m)
High Bay Warehouse	14,929	1,387	20.28
Middle Bay Warehouse	28,499	2,643	11.08
Low Bay Warehouse	4,621	429	6.17 – 10.23
Ground Floor Ancillary	11,132	1,034	-
First Floor Ancillary	11,132	1,034	-
<b>Total</b>	<b>70,313</b>	<b>6,532</b>	-

## Location

The property benefits from being located on a secure site on Saltmeadows Road in the East Gateshead Industrial Estate. The estate is adjacent to Gateshead International Stadium and the A184 Felling Bypass giving it excellent access to the A19 and A1M. Gateshead Town centre is approximately 1.5 miles south west with Newcastle upon Tyne centre 1.5 miles north west.

The immediate surrounding area is largely industrial but includes a mixture of commercial uses such as an Asda store, drive thru restaurant and petrol filling station.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

VAT if applicable will be charged at the standard rate.

## Rates

We advise interested parties to make their own enquiries regarding the rateable values applicable to the premises.

## EPC

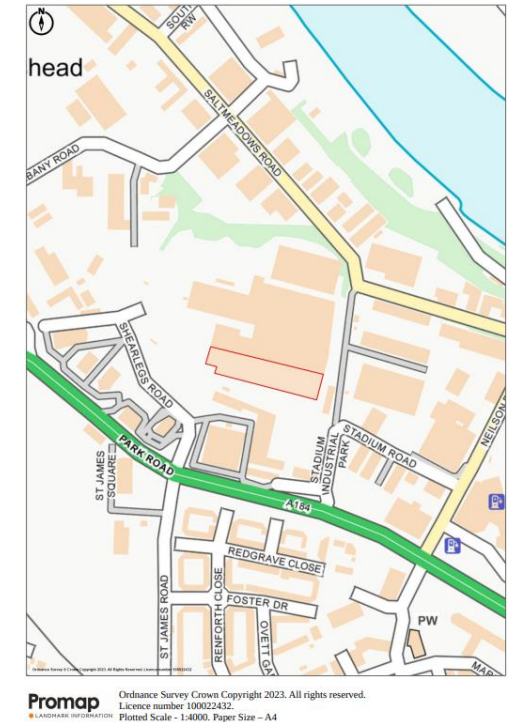
EPC report can be supplied upon demand

## Tenure

To be let on a full repairing and insuring lease for a term of years to be agreed.

## Rent

Rent on application





## Industrial building for lease

Bay 1 Saltmeadows Road, Gateshead, NE8 3DA



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# Get more information

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