

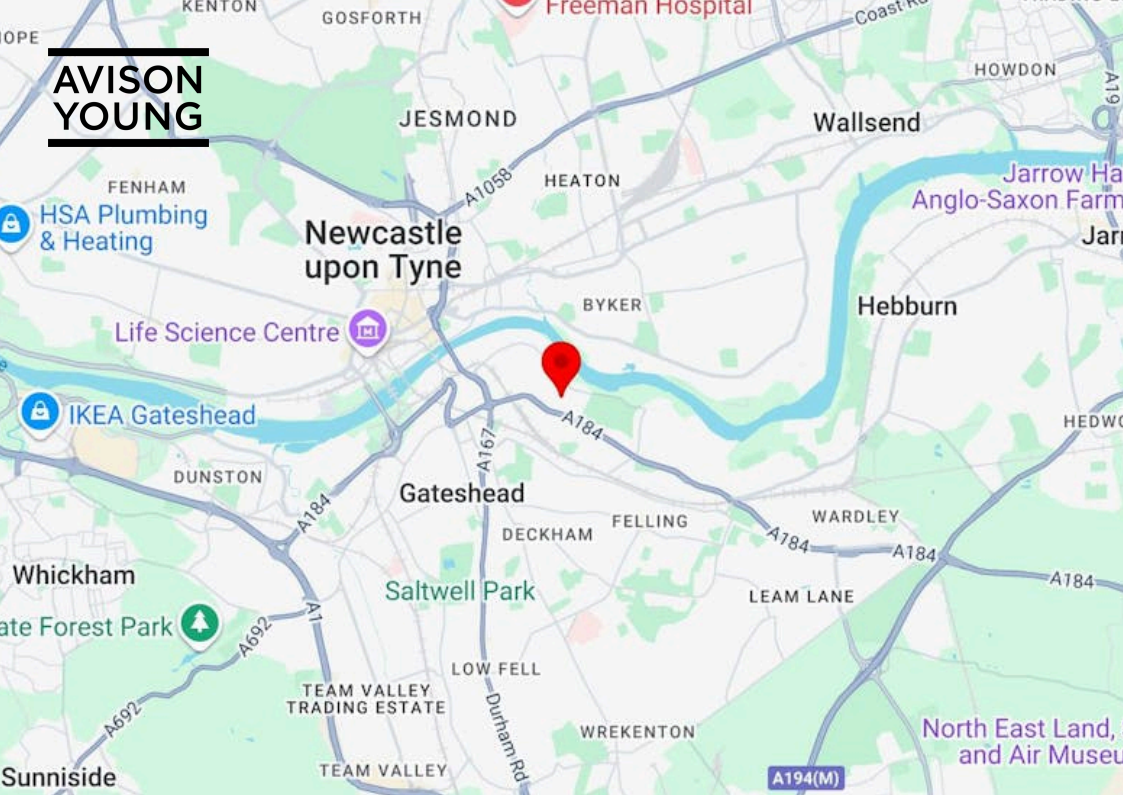


**AVISON
YOUNG**

Saltmeadows Road, Gateshead, NE8 3DA

Industrial To Let | 47,999 to 70,313 sq ft

Industrial To Let, Gateshead



**AVISON
YOUNG**

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.

Key Points

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

Description

The property provides a well-maintained factory unit with very large eaves height, providing significant volume. The property is of steel frame construction with loading doors to the south and west elevations. The unit is heated by gas radiant heaters and the ground floor offices are cooled by an AC system. Bay 1 is located on a secure site with dedicated parking.

Accommodation

Name	sq ft	sq m	Availability
Unit - High Bay Warehouse	14,929	1,386.95	Coming Soon
Unit - Middle Bay Warehouse	28,499	2,647.64	Coming Soon
Unit - Low Bay Warehouse	4,621	429.30	Coming Soon
Ground - Ancillary	11,132	1,034.20	Coming Soon
1st - Ancillary	11,132	1,034.20	Coming Soon
Total	70,313	6,532.29	

Summary

- VAT: Applicable. VAT if applicable will be charged at the standard rate.
- Legal fees: Each party to bear their own costs. Each party is to be responsible for their own legal costs.

Contact & Viewings



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Further information

- [View details on our website](#)

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