



Tyne House, 3 Temple Street, Gateshead NE10 0HN

**FOR SALE**

**INDUSTRIAL/WAREHOUSE/OFFICE  
PREMISES**

**7,103 Sq Ft  
(660 Sq M)**

## DESCRIPTION

A single storey office block of brick construction under a dual pitched profile sheet roof linked to an industrial/warehouse unit of brick construction under a pitched roof covered with profile sheeting and felt. It is accessed by two roller shutter doors from the Temple Street and Carlisle Street elevations. Externally there is a secure yard to the rear of the workshop and room for at least 20 parking spaces on the office forecourt.

- ✓ Industrial/Warehouse Unit with Offices
- ✓ Potential for alternative uses (STP)
- ✓ Ample parking
- ✓ Secure rear yard
- ✓ Good access to Felling Bypass

## LOCATION

Prominently positioned at the junction of Carlisle Street and Temple Street just of the A184 approximately two miles south of Gateshead centre. Neighbouring occupiers include the Rail Academy and Dalziel Ingredients.

## ACCOMMODATION

| Gross Internal Areas | sq ft        | sq m       |
|----------------------|--------------|------------|
| Offices              | 3,846        | 357        |
| Industrial Warehouse | 3,258        | 303        |
| <b>Total</b>         | <b>7,103</b> | <b>660</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

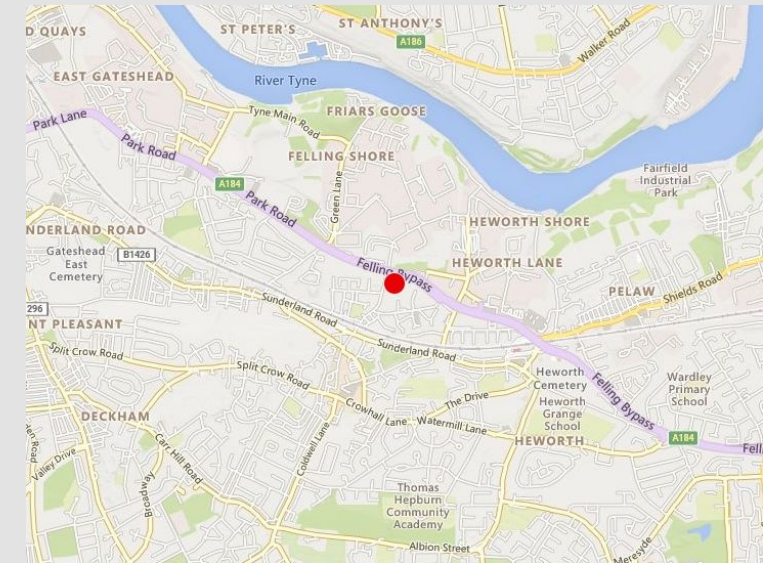
## BUSINESS RATES

The entry appearing in the Valuation List is Warehouse & Premises - Rateable Value £24,500

## TERMS

£450,000 for the benefit of our clients freehold interest.

## EPC C-68



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Regulated by RICS 02-Jul-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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