

INDUSTRIAL UNIT TO LET - TO BE REFURBISHED

UNIT 14 FOUNDRY LANE INDUSTRIAL ESTATE

Newcastle upon Tyne NE6 1LH



savills

LOCATION

Foundry Lane Industrial Estate is prominently located on Foundry Lane in Newcastle upon Tyne, within the established commercial area of Ouseburn. The estate benefits from excellent transport links, with immediate access to Shields Road and the A193, which connects directly to the A167(M) approximately 1.5 miles to the west—facilitating swift access to the wider regional and national road network.

Additionally, the estate lies just south of the A1058 Coast Road, providing quick and convenient links to the nearby suburbs of Byker and Heaton, and to the city centre. This accessible location makes Foundry Lane Industrial Estate an ideal base for a range of industrial and trade occupiers.

DESCRIPTION

The estate comprises terraced industrial units of steel portal frame construction.

The external elevations are prole metal clad under a flat roof.. All units benefit from W/C facilities and a roller shutter door to the front elevation.

Unit 14 benefits from clear internal height of 2.8m and roller shutter height of 2.3m.

Each property benefits from assigned car parking spaces to the front.

The size and location of the properties make the accommodation suitable for both self storage and general B2/B8 uses.

ACCOMODATION

We have measured the below available properties in accordance with the RICS Code of Measuring Practice 2015 to provide the following Gross Internal Areas:

AVAILABLE UNIT	SQ FT	SQ M	RENT (P.A.)
Unit 14	789	73.3	£6,750

TERMS

The properties are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RATEABLE VALUE

Some of the properties on the estate fall within Small Business Rates Relief exemption, however all interested parties are advised to make their own enquiries via the relevant local authority.

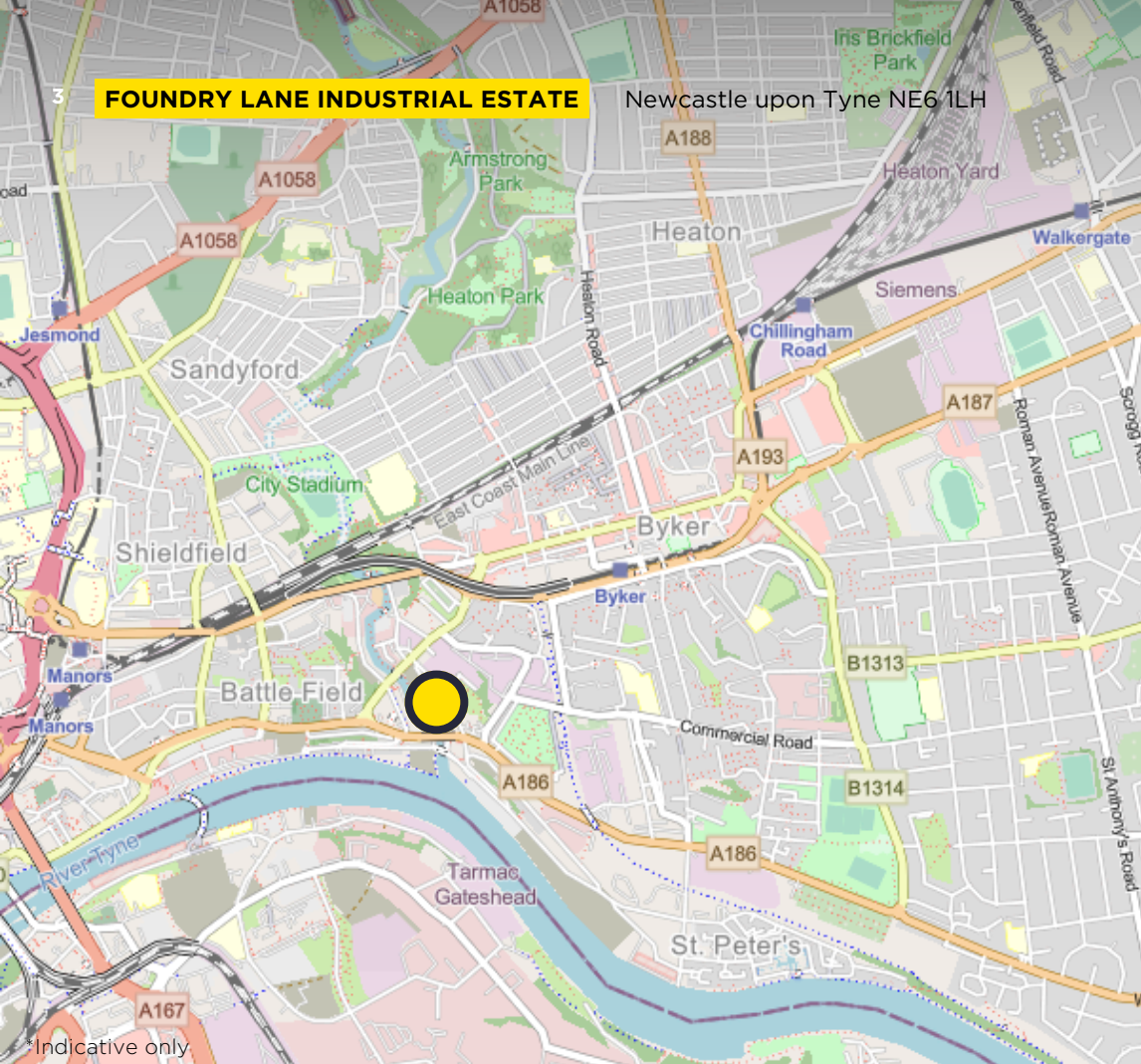
EPC

To be reassessed.

SERVICES

We understand the properties benefit from water and electric connection.





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RENT

As in the above table.

USE

Any use within E Office, E Research & Development, E Light Industrial, B2 & B8 of the Town and Country Planning (Use Classes) Order 1987 (subject to confirmation). Uses involving food prep, food sales and motor trade are prohibited.

VAT

All rents and prices quoted are exclusive of VAT.

LEGAL FEES

Each party is to bear their own costs incurred.

CONTACT

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