



**AVISON
YOUNG**

Unit 7 Saltmeadows Trade Park, Saltmeadows Road, Gateshead,
NE10 0EQ

Factory, Industrial, Industrial Land, Industrial Park, Light Industrial, Logistics,
Trade Counter, Industrial / Warehouse, Workshops To Let | £38,000 per annum |
4,214 sq ft

4,214 sq ft Industrial unit for lease in Gateshead within well established commercial location.



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Description

The unit is built to a high specification and incorporates an attractive glazed pedestrian entrance and profile coated galvanised steel cladding.

The warehouse area benefits from translucent panels which give a good level of natural light. The unit has a concrete floor, three phase electricity supply, heating and water.

The unit can be accessed via a single up and over sectional door. Externally it benefits from car parking immediately outside and shared yard areas.

Location

Saltmeadows Trade Park lies within the East Gateshead Industrial Estate at the junction of Saltmeadows Road and Neilson Road. The development is adjacent to Gateshead International Stadium and the A184 Felling By Pass, 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.

Accommodation

Name	sq ft	sq m	Availability
Unit	4,214	391.49	Available
Total	4,214	391.49	

Specifications

- LED lighting
- 6 meter minimum eaves
- Three phase electricity
- Good access to A19 and A1(M)
- Located on a secure site with 24/7 security

Summary

- Rent: £38,000 per annum
- Business rates: £14,595.75 per annum
- VAT: Applicable
- EPC: C
- Lease: New Lease

Contact & Viewings



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Further information

- [View details on our website](#)

