

## Workshop / Warehouse To Let

REF: NE2177

Unit 5 Derwenthaugh Marina, Gateshead NE21 5LL



- Former car detailing / valet workshop.
- Ground Floor circa 130 sq.m. (1,375 sq.ft.)
- Offices 46 sq.m. (500 sq.ft.).
- Mezzanine of 46 sq.m. (500 sq.ft.).
- 3 designated car parking spaces.
- RENT £12,000 per annum plus VAT.



### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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The Watermark  
Gateshead  
NE11 9SN

## Location

This premises form part of the busy and popular Derwenthaugh Marina Industrial Estate which is located within a few minutes of the A1 Western Bypass, providing excellent road access from throughout the region, and beyond.

Derwenthaugh Marina is a recognised industrial location on the south bank of the River Tyne, close to the Metro Centre and Watermark office developments.

## Description

Comprises a large open plan space which has been reconfigured internally to include an office and customer waiting area. Above the office space there is a mezzanine level accessed via a fixed stairway. Entry to the main unit is via a roller shutter door and there is also a separate personnel door leading into the office area.

The unit is in excellent condition throughout and suitable for a variety of uses, subject to any required consents.

## Accommodation

The property has been measured in accordance with the Code of Measuring Practice and reported on a Gross Internal Area basis as follows:

### Ground Floor

**Workshop** circa 1,375 sq.ft. (130 sq.m.)

**Office** circa 500 sq.ft. (46 sq.m.)

**Mezzanine** circa 500 sq.ft. (46 sq.m.)

**W.C.**

**External**

**Designated Parking** 3 spaces.

## EPC

Rating D.



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## Business Rates

The premises are listed on the VOA as;  
Rateable Value £12,250  
Incentives available subject to status.

## Terms

The unit is available fully fitted and equipped on a new FRI lease for a term to be agreed. The commencing rent is £1,000 per month plus VAT (£14,400 per annum incl. VAT) together with a contribution to the service charge.

## Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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