



BNP Paribas Real Estate
One Trinity Gardens
Broad Chare
Newcastle upon Tyne
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To Let

Wincomblee Road, Walker Newcastle upon Tyne, NE6 3QS

Industrial/Workshop Units & Offices
7,473.61 sq m (87,068 sq ft)



- Located on a prominent position along Walker Riverside
- Industrial site comprising of workshops, offices and onsite car parking extending to an approx. site area of 1.919 Ha (4.741 Ac)
- Up to 9.9 m eaves height
- Electrical site supply capacity of 350kVA
- Cranes to all units
- Available as a single complex or as individual units



Location

Wincomblee Road is located along Walker Riverside approximately 3 miles east of Newcastle city centre and less than one mile from the A186 Walker Road.

The A19 trunk road is located 5 miles to the east, with the A1(M) 4 miles to the south west of the estate.

Wallsend Metro Station is within 5 minutes walking distance providing access to the Tyne and Wear Metro transport system and links to Newcastle Central Station.

Nearby occupiers include Barrett Energy Products, Shepherd Offshore Services and Technip.

Description

The industrial units are of steel portal frame construction with low level brickwork and profile metal cladding sheet elevations under a composite profiled cladding panel pitched roof. There is further additional prefabricated office accommodation available adjacent.

The workshop units benefit from suspended high bay lighting, wall mounted gas heaters and electric powered roller shutters. Internally the units comprise of concrete floor, blockwork walls with painted finish and north / south doors for ease of access/loading. To the rear is a yard with hard standing.

The workshops comprise the following specification:

Description	Eaves Height	Cranage	Loading Doors
Workshop 1	8 m	3 Overhead cranes of 3T	<ul style="list-style-type: none"> · North Door 4.5m wide x 3.6 high · South Door 4.0m wide x 2.5 high
Workshop 2	9.9m	3 Overhead cranes of 10T 15T 20T	<ul style="list-style-type: none"> · North Door 6.4m wide x 6.4m high · South Door 4.2 wide x 4.4m high
Workshop 3	8.6m	2 Overhead cranes of 15T 2 Gantry cranes of 3T	<ul style="list-style-type: none"> · North Door 4.0 wide x 5.1m high · South Door 6.0m wide x 5.1m high
Workshop 4	9.1m	2 Overhead cranes of 7.5T 2 Gantry cranes of 3T	<ul style="list-style-type: none"> · North Door 3.6m wide x 4.5m high · South Door 4.2m wide x 4.3 high
Workshop 5	7.8m	1 Overhead crane of 2T	<ul style="list-style-type: none"> · East door 3.6m wide x 3.7 high

A detached office block is located adjacent to the river providing spectacular river views. The building is provided over two floors with specification including suspended ceilings with recessed lighting, comfort cooling to part, carpet throughout, perimeter trunking, double glazing and kitchen facilities.

Externally to the rear the property includes secure onsite car parking.

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Accommodation

The premises comprise the following gross internal floor areas (workshops) and net internal floor areas (Offices) calculated in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice 6th Edition:

Building	sq m	sq ft
Workshop 1	1,053.76	(11,345)
Workshop 2	1,863.09	(20,054)
Workshop 3	1,750.44	(18,837)
Workshop 4	1,407.56	(15,156)
Workshop 5	541.68	(5,831)
Office (2 Storeys)	1,227.35	(13,212)
Prefabricated Office 1	160.92	(1,732)
Prefabricated Office 2	83.66	(901)
Total	8,088.46	(87,068)

Services

There is an on-site electricity supply which we understand to be up to 350kVA.

We understand that the property has access to all main services but interested parties are advised to make their own investigations.

Planning

Current use is included within use class B1 and B8. Interested parties should make their own enquiries with the local Planning Authority.

Lease Terms

The accommodation is available as a whole of part by way of a new full repairing and insuring lease(s) for a term to be agreed.

Rent

Industrial/workshops rent £3.50 psf

Office rent £8.00 psf

Rating

The premises will need to be reassessed upon occupation. Interested parties should make their own enquiries by contacting the Local Authority.

Legal Fees

Each party is to be responsible for their own legal fees incurred in documenting the lease.

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VAT

All figures within these terms are exclusive of VAT where chargeable.

Energy Performance Certificate

Building	EPC
Workshop 1	F:146
Workshop 2	F:148
Workshop 3	E:108
Workshop 4	E:121
Workshop 5	F:131
Office	C:65

Viewing

Strictly by prior appointment via sole agents BNP Paribas Real Estate:

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Subject to Contract – June 2016

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