



TO LET – INDUSTRIAL WAREHOUSE SPACE

Brama Teams Industrial Park, Ropery Road, Gateshead, NE8 2RD

Naylors 
Gavin Black
Commercial Property People

INDUSTRIAL WAREHOUSE SPACE

- Spaces available from 5355 sq ft to 17,254 sq ft
- Great location within easy reach of the centre of Newcastle and Gateshead
- Easy access to the A1
- Office and amenity block

Location

Brama Teams is located just off Ropery Road which connects to the A184 and in turn to the A1. The A1 provides excellent access to the North-East area with Newcastle Upon Tyne to the North and Gateshead and Sunderland to the South. The estate is part of a wider industrial complex with a range of sizes and styles of industrial buildings. Further residential developments are located to the West and the South of the site.

Description

The vacant space forms part of a larger detached warehouse, currently occupied by Ford Parts UK. The space can be readily

split off and will then benefit from its own offices and a portacabin in the main warehouse area with a W.C.

The building is set within its own gated compound bordered by metal palisade fencing. The warehouse forms an L-shape and can be readily split off into three distinct units if required. The building is a brick and blockwork structure with concrete flooring and a north light roof, with steel roof trusses supporting the roof structure. Lighting is provided by a combination of sodium and LED high bay units. The warehouse benefits from three phase power with electricity being sub metered from the main incoming supply.

The space is broadly open plan albeit there is a dividing wall between Units 2 and 3. This can be removed or further dividing walls can be added depending on the incoming occupiers' requirements. There are 4 roller shutter doors and an office block which benefits from LED strip lighting and double glazing. There is a portacabin within the warehouse space containing a

kitchenette and W.C. Externally a private tarmac yard space can be created to the northern elevation of the building, providing parking and access. Further access down either side of the building leads to additional yard space at the rear. The dimensions of the roller shutter doors are as follows: Unit 1 has one electric roller shutter door measuring 4.34m high by 4.28m wide. Unit 2 has an electric roller shutter door measuring 5.71m high by 3.64m wide. Unit 3 has two electric roller shutter doors, one measuring 3.05m high by 3.65m wide and the other measuring 4.13 high by 3.25m wide. Minimum eaves height in the warehouse area is 4.8m to the cross beams.

Accommodation

	Sq M	Sq Ft
Unit 1	590.46	6,356
Unit 2	514.96	5,543
Unit 3 Warehouse	457.86	4,928
Unit 3 Office	39.71	427
TOTAL	1,602.99	17,254



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Utilities

The unit benefits from a three-phase electrical power supply and water. Interested parties are advised to make their own enquiries in this respect.

Quoting Terms

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

Rent

Quoting £65,000 per annum exclusive as a singular unit. If split into three units, the quoting rent is as follows:

	Per Annum
Unit 1	£27,050 exclusive
Unit 2	£23,600 exclusive
Unit 3	£22,800 exclusive

Rateable Value

Please contact local authority.

EPC

Please contact Naylor's Gavin Black.

Legal Costs

Each party will be responsible for their own legal/professional fees.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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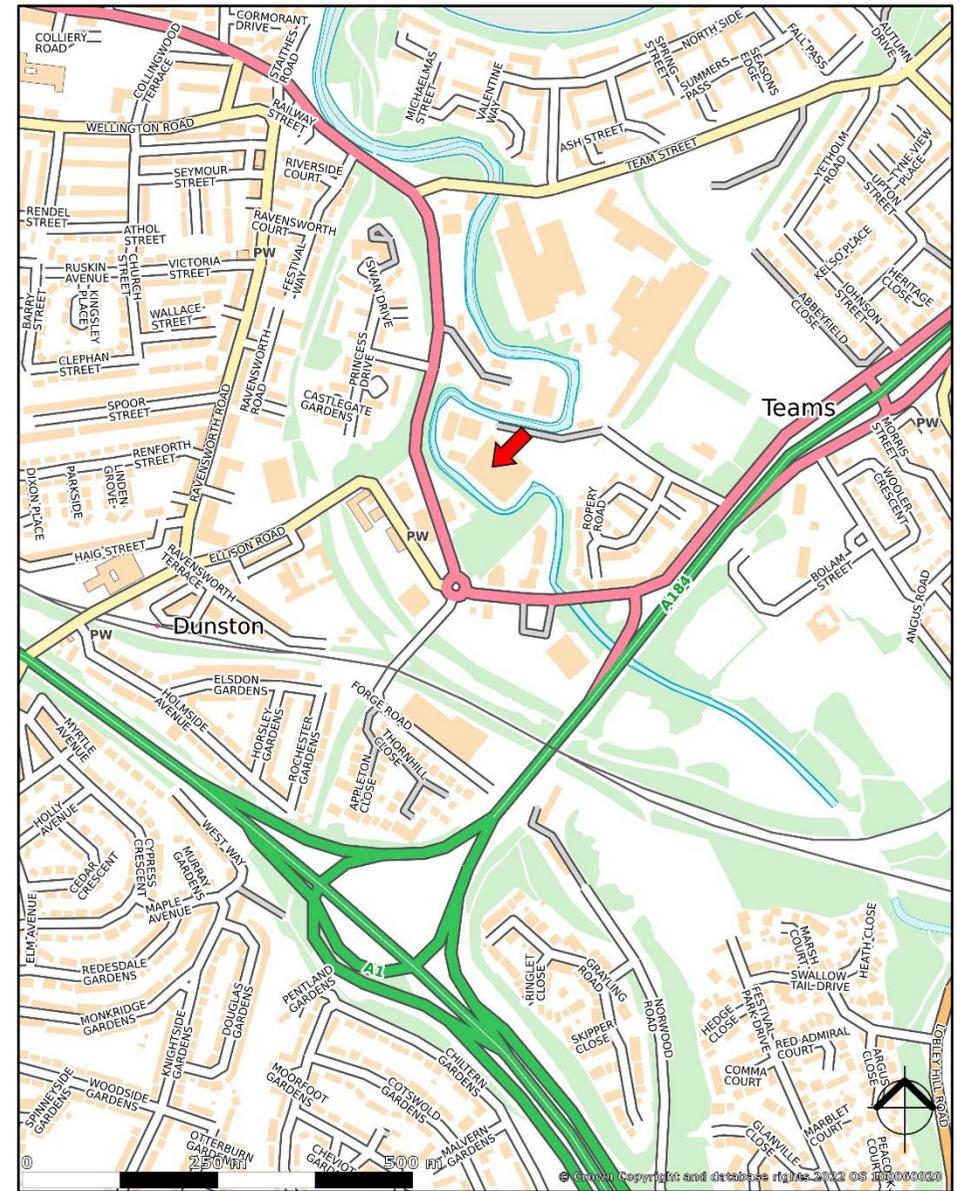
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