



**10 Point Pleasant Industrial Estate, Wallsend, NE28 6HA**  
**£550 Per Month**

# 10 Point Pleasant Industrial Estate, Wallsend, NE28 6HA

A steel frame production premises located at Point Pleasant Industrial Estate, Wallsend, Tyne & Wear. The property has a Gross Internal Area of 54sqm (581sqft). Roller Security Shutter for Vehicular access, parking area to the front and WC facilities.

## MATERIAL INFORMATION

RENT: £550 + VAT

SERVICE CHARGE: None.

TERM: The unit is available by way of a new commercial tenancy with terms to be agreed. Proposals will be considered on an individual basis.

DEPOSIT: £660

PROPERTY TYPE: Industrial Unit/Warehouse

UTILITIES: Electricity and water. No Gas.

PARKING: On site.

## LOCATION

The property is located at Point Pleasant Industrial Estate on the north bank of the River Tyne at Willington Quay, Tyne and Wear. The development lies approximately five miles East of Newcastle City Centre. It is conveniently located for access to local services and facilities in Wallsend, Hadrian Road and Wallsend Metro Stations and for access to the A19 north and southbound which is around a mile and a half to the east.

## DESCRIPTION

The property is situated within a terrace of similar units within an established production and storage area. The property is a mid terrace production/warehouse unit. Features include a security shuttered access to the front elevation and staff WC.

## EXTERNAL

Open aspect parking bay to the front of the property.

## ACCOMODATION

Main Production Area

WC

Gross Internal Floor Area. 54 sqm (581 sqft)

## RATES

The property has been assessed as having a Rateable Value of £3,300. Enquiries should be made direct at <https://www.tax.service.gov.uk/business-rates-find>

## TERMS

The unit is available by way of a new commercial tenancy with terms to be agreed. Proposals will be considered on an individual basis.

## RENT

The rent is £550 + VAT per calendar month.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to R.A. Jackson & Son LLP upon this basis, and where silent, offers will be deemed net of VAT.

## MONEY LAUNDERING REGULATIONS

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

## VIEWING

For general enquiries and viewing arrangements please contact the office on 0191 257 1253 or [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is C (61). A full copy of the report is available upon request.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings

Commercial Sales and Lettings

Professional Valuation of Commercial and Residential Property

Home-buyer Survey and Valuation

Property Management

Acquisition

To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

