



**Unit 4 Marine Buildings , NE28 6SU**  
**£14,200 Per Annum**

# Unit 4 Marine Buildings , NE28 6SU

Unit 4 Marine Buildings is a separate terraced production premises with a steel frame overlaid with a flat felt roof covering, brick and profile metal sheeting to elevations, solid ground floor and suspended first floor. Gross Internal Floor Area 301sqm. The subject properties are located on the north bank of the River Tyne in Willington Quay in Wallsend. This is an established residential and commercial location situated approximately 5 miles east of Newcastle city centre and provided with access to a reasonable level of local services and facilities with access to the Metro rail network and the A19 motorway.

Stepped rent incentive offered by landlord. £14,200 pa in year 1 rising to £17,000 pa plus VAT

## LOCATION

The subject property is located on the north bank of the River Tyne in Willington Quay in Wallsend. This is an established residential and commercial location situated approximately 5 miles east of Newcastle city centre and provided with access to a reasonable level of local services and facilities with access to the Metro rail network and the A19 motorway. The properties are located north of the A187 Hadrian Road. Access to the site from the A187 is gained by using Cumberland Street which runs along the western boundary of the site. Development to the west of the properties is mainly residential. Development to the south running along the north bank of the River Tyne is commercial. The Tyne Tunnel Administration Centre lies immediately to the east of the site, as does entry to the Tyne Tunnel.

## DESCRIPTION

Unit 4 Marine Buildings is a mid-terraced production premises with a steel frame overlaid with a flat felt roof covering, brick and profile metal sheeting to elevations, ground and first floor accommodation, security shuttering over vehicular access and staff facilities. Ground floor eaves height 2.8m under support joists and 3.4m under ceiling. First floor eaves height 2.9m to suspended ceiling.

## ACCOMMODATION

Ground Floor Workshop 150.5sqm (1620sqft)  
First Floor Office Stores 151sqm

(1625sqft)

TOTAL AREA 301sqm (3245sqft)

## SERVICES

Mains Electricity, water and drainage.

## RATING LIABILITY

Property Address. Unit 4 Marine Buildings, Norman Terrace, Wallsend, Tyne & Wear, NE28 6SU  
Description. Workshop & Premises  
Rateable Value. £10,750

## TENURE

Leasehold

## RENT

Year 1 £14,200 p/a rising to £17,000 per annum plus VAT.

## SERVICE CHARGE

£100 per calendar month plus contribution to buildings insurance.

## TERMS

Terms to be negotiated.

## VAT

We understand that VAT is payable.

## ENERGY PERFORMANCE

The EPC rating is 125E.

## LEGAL COSTS

Each party to bear their own costs

## 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.

## MONEY LAUNDERING OBLIGATIONS

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

## CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme - <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

## PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

# 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)

