



**33 Point Pleasant Industrial Estate, Wallsend, NE28 6HA**  
**£1,200 Per Month**

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

Steel portal frame  
Roller shuttered vehicular access  
Open plan with internal partitioned office/storage space

## MATERIAL INFORMATION

RENT: £1200 + 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: £1440  
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 comprises a mid terrace steel portal frame production/warehouse property with roller shuttered vehicular access and three metre eves height. The internal arrangement is mainly open plan with an internal partitioned office/storage space. Services comprise mains electricity, water and drainage.

## RENT

The rent is £1200 + VAT per calendar month.

## ACCOMMODATION

Main Production Area  
2 WCs  
Gross Internal Floor Area. 212.4sqm (2286.3sqft)

## 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)

## EXTERNAL

Tarmac service area and car parking provision to the front of the site.

## 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.

## RATES

The property has yet to be assessed. Enquires should be made direct at <https://www.tax.service.gov.uk/business-rates-find>

## 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)

