



**25 Point Pleasant Industrial Estate, Wallsend, NE28 6HA**  
**£950 Per Month + VAT**

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

- Popular Industrial Estate
- Suitable for a variety of uses
- 1.1 mile from A19
- 1141sqft

## MATERIAL INFORMATION

RENT: £950 + VAT pcm

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: £1,140

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 an end terrace steel portal frame production/warehouse property with roller shuttered vehicular access and three metre eaves height. The internal arrangement is mainly open plan with an internal partitioned office/storage space and WC. Services comprise mains electricity, water and drainage.

Interested parties should also note 6 Point Pleasant Industrial is also available to let.

## EXTERNAL

Externally, there is an area outside for parking.

## ACCOMODATION

Main Production Area

WC

Internal Room Partition

Gross Internal Floor Area. 106sqm (1141sqft)

## RATES

The property has been assessed as having a Rateable Value of £6,700. Enquires should be made direct at <https://www.tax.service.gov.uk/business-rates-find>

## ENERGY PERFORMANCE CERTIFICATE

The property currently has a rating of 104 E.

## 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 £950 + 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)

## 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)

