

lot 31

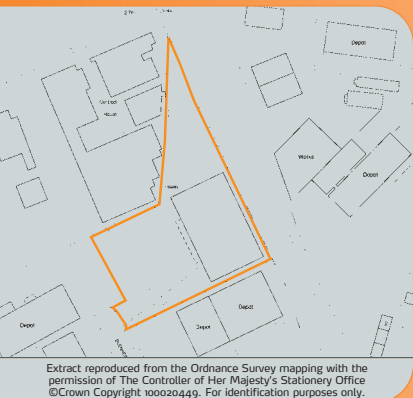
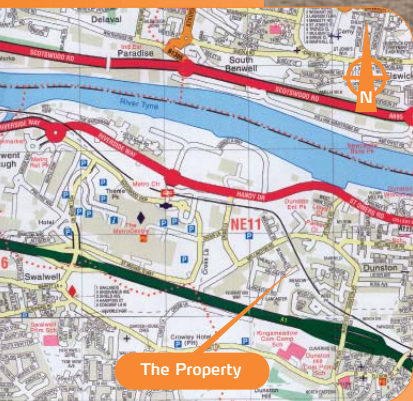
Bleinheim Place, Dunston, Gateshead Tyne & Wear NE11 9HF

Rent
£55,835
per annum
exclusive

Freehold Modern Industrial / Trade
Counter investment

- Let to Stepgrades Motor Accessories Limited, trading as Viking International
- Established industrial location close to the A1(M)

- Excellent communication links north and south
- Six Week Completion Period Available



Location

Miles: 1 mile south of Newcastle upon Tyne
10 miles south-west of Tynemouth
11 miles north-west of Sunderland
Roads: A1(M), A184, A69
Rail: Dunston Station
Air: Newcastle International Airport

Situation

The Dunston Industrial Estate is situated three miles from the A1(M), between the Team Valley Industrial Estate and the Metro Centre, in a major and established industrial location. The property connects with Halifax Road, the main thoroughfare through the Dunston Industrial Estate. Occupiers nearby include Laidlaw, Sinemaster and Stephenson Cook.

Description

The property comprises a modern ground floor industrial trade counter unit of steel frame construction. The unit benefits from a large yard area fronting the property which in turn gives access to four dock levelling doors, two of which are accessed by a concrete ramp.

The site area is approximately 0.58 hectares (1.45 acres) and a site coverage of some 24%.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Warehouse	1,209.88 sq m	(13,023 sq ft)	STEPGRADES MOTOR ACCESSORIES LIMITED (t/a Viking International) (1)	12 years from 25/03/2003 on a fully repairing and insuring lease	£55,835	25/03/2013
Ancillary	180.96 sq m	(1,948 sq ft)				
Totals	1,390.84 sq m	(14,971 sq ft)			£55,835	

(1) For the year ending 31st October 2010, Stepgrades Motor Accessories Limited reported a turnover of £66,173,000, a pre-tax profit of £106,000 and a total net worth of £10,877,000.

For further details please contact:

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