

Tynecastle House, Prudhoe Northumberland NE42 6NP

lot 47

Modern Freehold Industrial Investment

- Let on a 20 year lease until 2026
- Fixed rental uplifts linked to the higher market rent or RPI
- Established industrial estate location
- Includes parking for approximately 20 cars
- Major nearby occupiers include SCA, Hammerite and Thompsons of Prudhoe
- 6 Week Completion Available

Rent
£33,150
per annum
exclusive



Location

Miles: 10 miles east of Hexham
10 miles west of Newcastle-upon-Tyne
Roads: A695, A1, A1(M)
Rail: Prudhoe Rail Station (direct to Middlesbrough, Newcastle and Glasgow Central)
Air: Newcastle International Airport

Situation

The property is situated in Prudhoe, an affluent suburb in the Tyne Valley, located approximately 10 miles from Newcastle city centre. The site is predominantly industrial and is to the north of the town centre, fronting onto Station Road. The property is approximately 50 metres from the station.

Description

The property is a modern, single storey warehouse. The property comprises office accommodation and staff rooms and benefits from an eaves height of approximately 3.95m (12ft 11in) accessed through a single loading door. In addition, the property comprises a mezzanine used for ancillary storage. Externally there is parking for approximately 20 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Warehouse and ancillary accommodation	486.92 sq m (5,241 sq ft)	FUZZWIRE LIMITED (1)	20 years from 12/10/2006 until 11/10/2026 on a fully repairing and insuring lease	£33,150	11/10/2016 and 5 yearly (2)
Mezzanine	Ancillary	129.05 sq m (1,389 sq ft)				
Totals		615.97 sq m (6,630 sq ft)			£33,150	

(1) Fuzzwire is the UK's leading provider of 3D design and display for shopping centres in the UK and around the world. The company was born from the merger of the sector's two major players: Centre Design and LDJ Design and Display. Today, Fuzzwire has built an international client list that includes more than 150 of the biggest and busiest retail centres across the World (Source: www.fuzzwire.com (17/09/2012)). For the year ending 31/12/2010, Fuzzwire Limited reported a turnover of £5,011,983, a pre-tax profit of £131,145 and a total net worth of £1,912,635. (Source www.riskdisk.com (13/07/2012))

(2) The lease provides for fixed uplifts linked to the greater of RPI or Open Market Rental Value.

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