

## Fabrication Facility & Yard To Let

REF: NE2200

Site B2 Hobson Industrial Estate, Burnopfield NE16 6EA



- Vacant fabrication & engineering workshop.
- Building GIA circa 990 sq.m. (10,650 sq.ft.)
- Offices, Canteen & Welfare facilities.
- Secure yard space 0.6 acre.
- Large, designated car park.
- RENT £52,000 per annum.



#### Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

#### Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

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4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

## Location

This premises form part of the busy and popular Hobson Industrial Estate which is located on the outskirts of Burnopfield within 5 miles of the A1 Western Bypass, providing excellent road access from throughout the region, and beyond.

Hobson is a recognised industrial location with a range of occupiers that include manufacturing and storage facilities, office accommodation and some leisure services including a gym.

## Description

Comprises two large interconnecting workshop sheds and an office centre which until recently were used as an engineering and fabrication facility. 3 phase electricity is installed and there is also a 5 tonnes overhead crane in the main shed.

The unit has an extensive yard area with outside storage to the side and rear of the main building. There is also a private car park and the yard area is secured.

## Accommodation

Gross Internal Areas:

### Ground Floor

<b>Workshop 1</b>	circa 4,800 sq.ft. (447 sq.m.).
<b>Workshop 2</b>	circa 2,425 sq.ft. (225 sq.m.).
<b>Workshop/Offices</b>	circa 3,335 sq.ft. (312 sq.m.).

### External

<b>Secure Yard</b>	circa 9,000 sq.ft. (835 sq.m.)
<b>Car Park</b>	

## EPC

Rating C.



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## Business Rates

The premises are listed on the VOA as;  
Rateable Value     £22,500

## Terms

The unit is available fully fitted and equipped on a new FRI lease for a term to be agreed. The commencing rent is £52,000 per annum.

## Freehold

An option to buy may be available.

## Legal Costs

The ingoing tenant will be responsible for the landlord's legal costs in the preparation of the new lease.

## Money Laundering Regulations

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



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