



TO LET

**Former J Murphy & Sons
Fell Bank, Portobello
Birtley
Co. Durham
DH3 2SP**

**Modern Warehouse/Production Unit with
External Compound/Expansion Land**

Specification

- Modern industrial unit
- Integral office/WC accommodation
- Extensive compound/storage area
- Eaves height 5.45 m (18 ft)
- Three phase electricity supply
- Vehicle inspection pits

Location

Portobello Industrial Estate is strategically located approximately 5 miles to the south of Newcastle and at the junction of the A1M and the A194(M). The property is situated at the northern end of Portobello Industrial Estate, and accessed from the B1288 Fellbank, which links the A1627 Durham Road, with the A1231 Sunderland Highway. The property is at the western end of the Tarmac Depot.

Description

The property comprises a steel framed warehouse/production unit with brick walls to a height of approximately 2.3 m above which is insulated corrugated cladding. The roof is a pitched span design with an insulated covering and incorporating approximately 10% translucent roof lights. To the front (south) of the building there is an electric metal roller shutter door giving access to the main production area. Within the production area there are 2 No vehicle inspection pits together with a single 1,000 kg gibb crane.

Within the production area there is a ground floor administration block comprising 3 No offices, WC's and stairs to the first floor. On the first floor there are 3 No offices, a kitchen area and a WC.

Externally, there is an extensive surfaced compound, which is secured by fencing from the adjacent companies.

Services

The property is served by mains supplies of water and electricity (including three phase) and is also connected to the main drainage system. Heating to the offices is provided by a floor mounted industrial blower.

Accommodation

Ground Floor Production Area	633.631 sq m	(6,820 sq ft)
Ground Floor Offices	87.525 sq m	(942 sq ft)
First Floor Offices	72.296 sq m	(778 sq ft)
Total GIA	793.452 sq m	(8,540 sq ft)

Tenure/Terms

The unit is available to let on a new effective fully repairing and insuring lease on terms to be agreed at an initial rent of £27,500 per annum exclusive.

Rating Assessment

The Rateable Value of the property is £23,250.

Interested parties are advised to make their own enquiries with the local Rating Authority to confirm the precise rates payable. Gateshead Borough Council Tel: 0191 433 3000.

Legal Costs

The tenant will be responsible for the landlords reasonable legal costs incurred in the transaction.

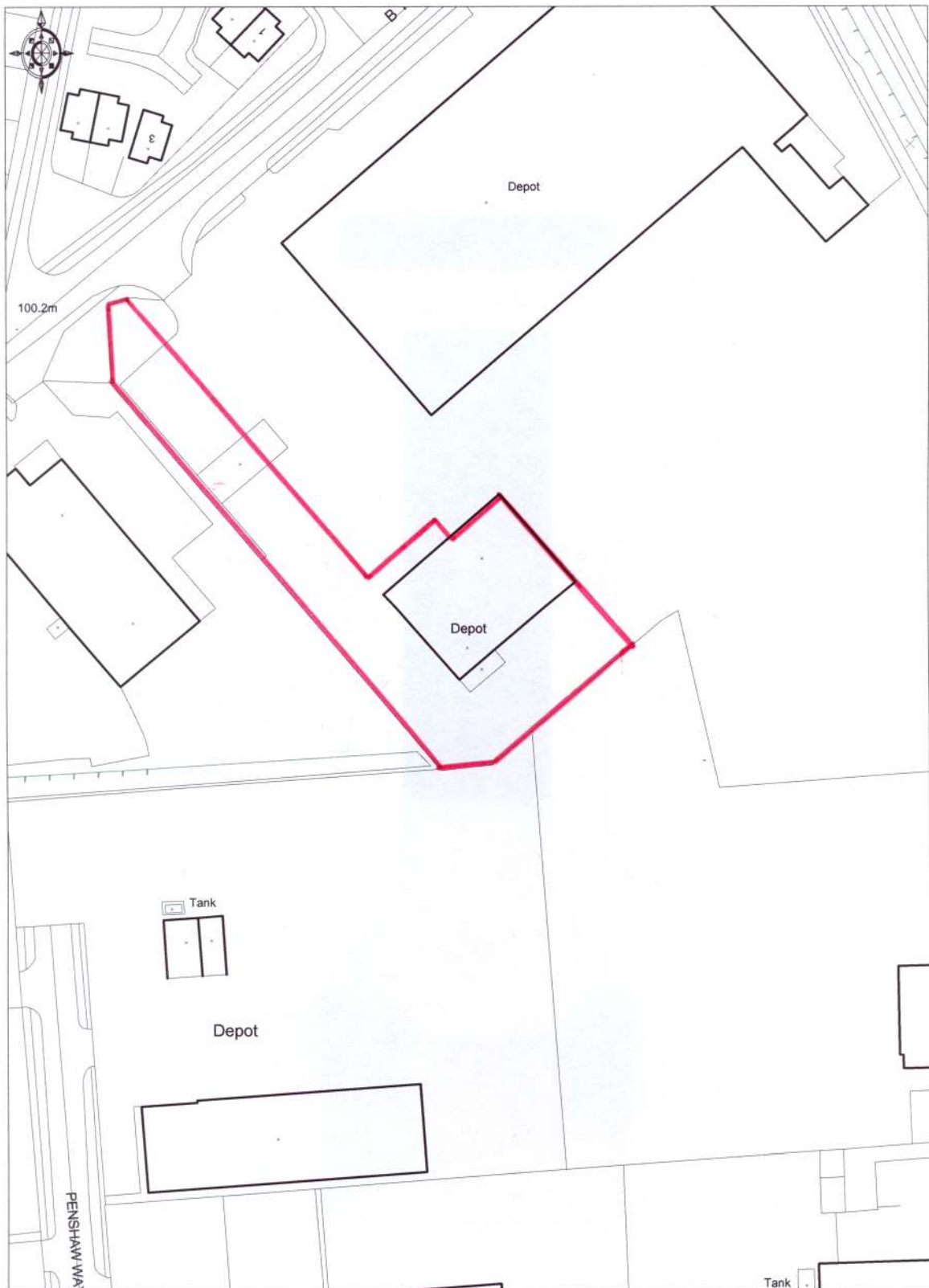
VAT

The rent and service charge excludes VAT, which will also be charged.

Viewing

By appointment through sole agents, Johnson Tucker LLP
Contact Andrew Tucker

Subject to Contract



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