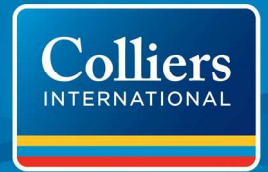


TO LET

INDUSTRIAL BUILDING WITH YARD



Former Motor Transport Workshop, Ponteland Road, Kenton, NEWCASTLE-UPON-TYNE

- Excellent access to A1
- 5 ground level loading doors
- Extensive storage yard/car parking available
- Forms part of a prominent roadside site

6,517 Sq Ft (605 Sq M)

CONTACT US

Strictly by prior appointment
with Colliers International, through:

Jonathan McGrael
Logistics & Industrial
+44 113 200 1863
Jonathan.McGrael@colliers.com

Or via our joint agents:

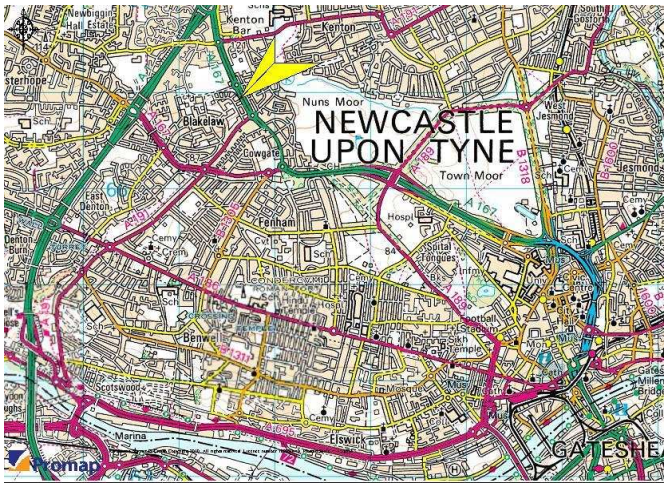
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Former Motor Transport Workshop, Ponteland Road, Kenton, NEWCASTLE-UPON-TYNE



LOCATION

The property lies to the North West of Newcastle upon Tyne approximately 2 miles north of the City Centre.

The site occupies a prominent location on the A167 Ponteland Road which links directly to the A1 at Kingston Park and the A167 (M).

DESCRIPTION

The subject property forms part of a larger site and includes external car parking and yard area. The building is detached and of steel portal frame construction clad with profile metal sheeting.

KEY FEATURES

The property benefits from an internal eaves height of 3.63 metres, translucent roof lights, ground level concertina loading doors, strip lighting, and a level concrete floor together with all mains services. Externally the property benefits from ancillary office accommodation and a storage yard/car parking area.

FLOOR AREAS

The property has the following approximate gross internal floor areas.

Ground Floor Warehouse	6,517 Sq Ft / 605 Sq M
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PLANNING

B1c/B2/B8

RATEABLE VALUE

Interested parties are advised to ascertain details from Newcastle City Council Business Rates Department on #####

TENURE

The property is available on a leasehold basis on terms to be agreed.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

SUBJECT TO CONTRACT

NOVEMBER 2010

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
27/05/2010

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