

To let

Brewery Lane
Gateshead
NE10 8EY

November 2017



– **PRELIMINARY DETAILS**

- Available as a whole or in part
- Excellent access to A184 (Felling By Pass)
- Suitable for a range of potential uses
- 4.695 Ha (11,601 Acres)
- Full details available on request

Location

The site is located on Brewery Lane, Gateshead and has excellent access onto the A184 Felling Bypass. The local area is characterised by a mix of industrial, retail, storage / distribution and residential uses.

Gateshead is a town in Tyne and Wear in north east England and is the main settlement in the Metropolitan Borough of Gateshead. Main industries include manufacturing, retail, banking, financial and business services. The town benefits from good road communications with the A167(M), A194(M), A1, A184 and A692 all in close proximity. Rail services from Gateshead-Newcastle via Metro. Newcastle-London Kings Cross take 2 hours 59 minutes.

Newcastle International Airport is approximately 11 miles to the north west. Major facilities include the Metro Centre and Metro Retail World and Team Valley Retail Parks.

Description

The land slopes towards the north-east corner from the A184. It is bounded by Abbotsford Road to the South, Stuart Terrace and Bennett Gardens to the West and Carlyle Street and Brewery Lane to the North. The western Boundary of the site is split between a cement works and the Reivers Reprocessing works.

The site has historically been part of the Felling Shore industrial area. Parts of the site have been used for a variety of industrial uses since the early 19th Century. The south-east corner of the site was previously laid out as a football pitch.

The site benefits from vehicular access from the south-west corner behind Stuart Terrace. This corner of the site does not appear to have been

Use

The site is currently allocated as a primary employment area with the immediate surrounding uses being predominantly industrial in nature. The site may be suitable for a range of different uses and our client will take a flexible approach to any enquiries



Avison Young
Central Square, Forth Street, Newcastle upon Tyne, NE1 3PJ
Avison Young is the trading name of GVA Grimley Limited.

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions: (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

Tenure

The site is available to lease either in part or as a whole. Full details are available on request.

Legal Costs

Each party to be responsible for their own reasonable legal costs

VAT

All rents and figures quoted above are exclusive of VAT where chargeable.

For further information please contact:

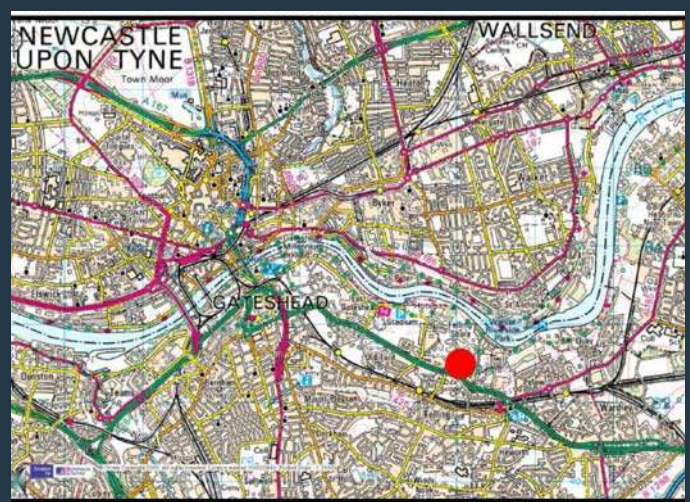
Danny Cramman

0191 269 0068

danny.cramman@Avisonyoung.com

Property ref

Avisonyoung.co.uk/13753



06 November 2017 File number: 158703438

(3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
(4) All prices quoted are exclusive of VAT.
(5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.