

# FOR SALE



## FREEHOLD OPPORTUNITY

**Workshop and offices  
with parking and  
secure yard**

- Brunswick Industrial Estate.
- Workshop and office space.
- Dedicated car parking.
- Secure yard.
- Available with vacant possession.

**Guide Price £150,000**

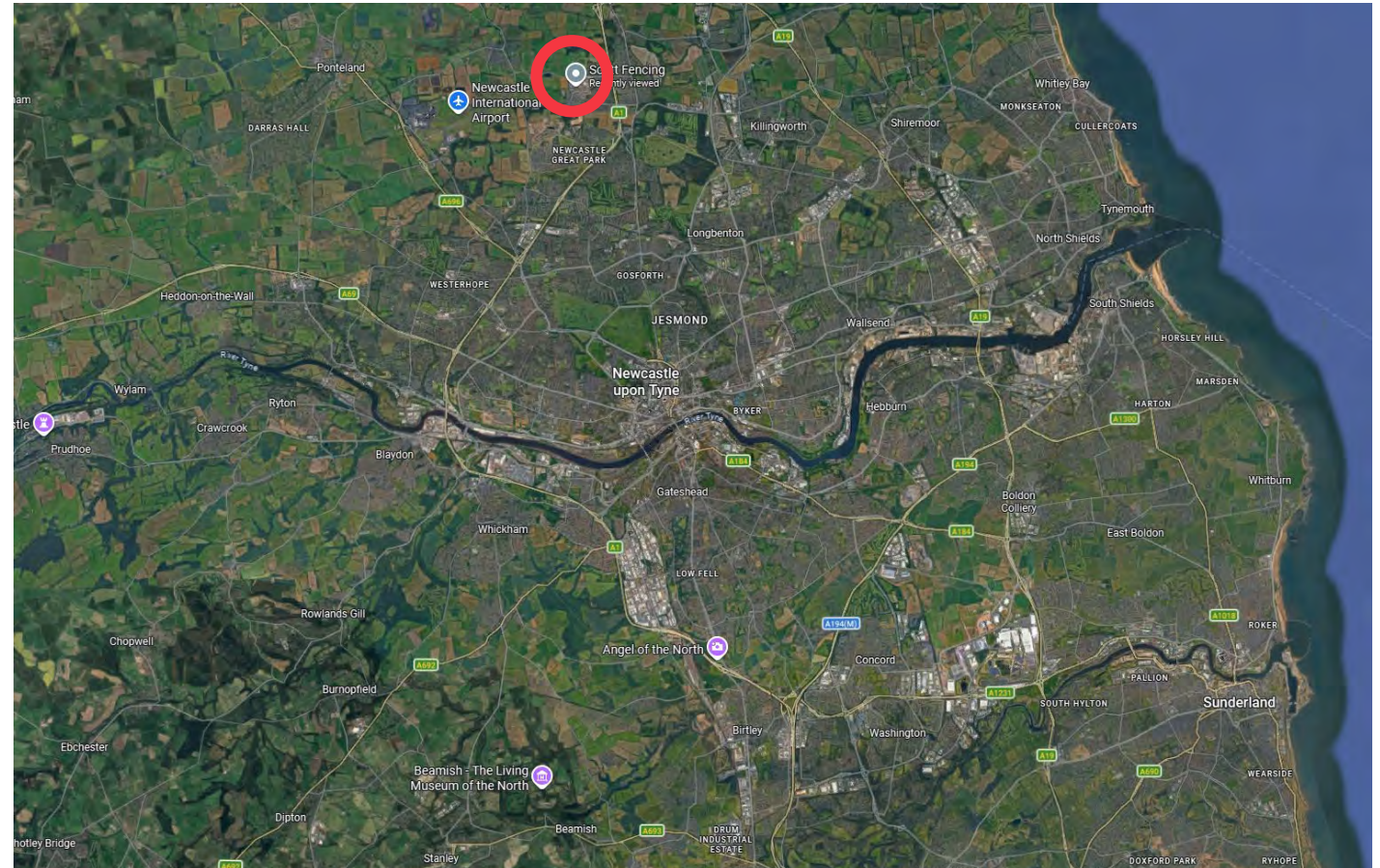
*Sold on behalf of The Administrators*

**Workshop and Offices, Brunswick Industrial  
Estate, Newcastle-upon-Tyne NE13 7BA**

# Workshop and Offices, Brunswick Industrial Estate, Newcastle-upon-Tyne NE13 7BA

## Location

- In a regional context, the property is located approximately 6 miles north of Newcastle city centre. Sunderland lies approximately 20 miles to the south and Carlisle c.60 miles to the west.
- The property is situated in Brunswick Village, in Brunswick Industrial Estate – an established local industrial estate.
- The property is positioned directly off an internal estate road accessed via Sandy Lane which connects to Junctions 79 and 80 of the A1, a short distance to the north and south respectively. In turn the A1 provides direct access north, and to the south towards Newcastle and beyond.
- Brunswick Industrial Estate is a busy and popular local estate home to a variety of occupiers. The property would suit general industrial and commercial.



# Workshop and Offices, Brunswick Industrial Estate, Newcastle-upon-Tyne NE13 7BA

## Description

- The subject property comprises an industrial plot of approximately 0.5 acres to include dedicated car parking at the front, with a secure yard area behind, which includes two separate units providing workshop and office space. The secure yard element of the site is approximately 0.4 acres and has metal palisade fencing around its perimeter.
- The office unit is located towards the front of the site. The accommodation includes three large offices, a large kitchen, male and female WCs and ancillary stores. The unit totals 1,320 sq ft GIA.
- The workshop unit is located within the yard area and provides basic workshop accommodation, totalling 592 sq ft.

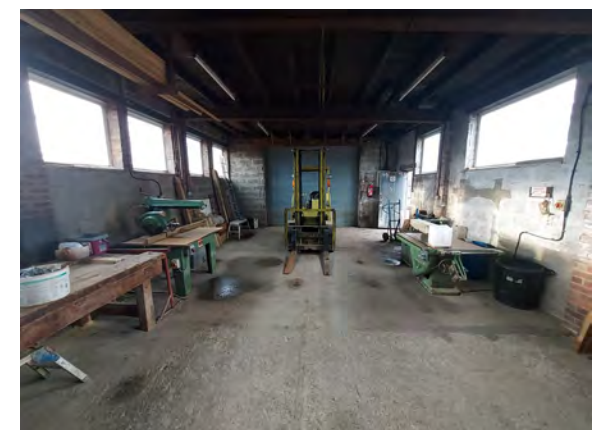
## Accommodation

Area Description	SQ M (GIA)	SQ FT (GIA)
<b>Office</b>		
Office Area	122.64	1,320
<b>Workshop</b>		
Workshop Area	54.96	592
<b><u>Units Total</u></b>	<b><u>177.6</u></b>	<b><u>1912</u></b>
Area Description	Acres	Hectares
Total Site	0.5	0.2
<b><u>Land Total</u></b>	<b><u>0.5</u></b>	<b><u>0.2</u></b>



*Boundaries are indicative*

# Workshop and Offices, Brunswick Industrial Estate, Newcastle-upon-Tyne NE13 7BA



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## Tenure

The property is held by way of freehold title TY471006.

The property will be sold with the benefit of Vacant Possession.

## Development Potential

The property could be suitable for redevelopment, subject to consents.

## Planning

Interested parties are asked to make their own enquiries of the relevant Local Authority.

## Business Rates

Interested parties are asked to make their own enquiries of the Valuation Office Agency (VOA).

## EPC

Available upon request.

## Legal Fees

Each party to be responsible for their own legal fees incurred in any transaction.

## Viewing and Further Information

Viewings by appointment. Please contact Gordon Brothers, details provided overleaf.

## Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers and funders.

## Process and Price

For sale by private treaty | Guide price of £150,000 | **Sold on behalf of the Administrator**

# Contact Details

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For further details, please contact us.

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BRISTOL: One Temple Quay, Temple Back East BS1 6DZ

BIRMINGHAM: Cornwall Buildings, 45-51 Newhall Street B3 3QR

LEEDS: West One, 114 Wellington Street LS1 1BA

MANCHESTER: Centurion House, 129 Deansgate M3 3WR



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NE13 7BA**



**Gordon  
Brothers®**