

To Let

Commercial land



Open storage land

Adjacent to Howdon Metro station.
Howdon Lane, Howdon, Tyne and Wear NE28 0BD



- Site area: 0.45 acre (0.182 Ha) or thereabouts
- Hard standing site
- Adjacent to Howdon Metro station
- Available immediately with flexible lease terms
- Tenant incentives available

Location

The land is situated immediately adjacent to Howdon Metro Station on the southern side of the station. Access onto the site is directly from Howdon Lane through metal security gates

Description

Offer to let on behalf of Nexus.

The site consists of a roughly rectangular and generally level piece of land, which is mainly tarmac surfaced and enclosed within a mixture of stone walls and timber fences, the eastern side of the site being unfenced and bordering against an area of rough grassland.

The site has a limited water connection but is not connected to electricity, gas or drainage.

- 0.45 acre (0.182 Ha) or thereabouts
- Hardstanding site
- Suitable for storage (no services)

Lease Terms

The land is available with immediate vacant possession on a new, full repairing and insuring, lease basis, for a term to be agreed. Tenant incentives are available.

The lease will be contracted out of Section 24-28 of the Landlord and Tenant Act 1954.

Rent

Rental offers are invited.

Agreed rent is payable quarterly in advance.

Use

The site may be suitable for a variety of commercial storage solutions, including containers and vehicles.

Metro is willing to consider alternative uses, subject to planning approval.

Business rates

Interested parties are advised to contact the local rates office to confirm the rates payable.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal costs

The Landlord's legal costs incurred in the transaction are to be met by the incoming tenant.

Viewing and further information

Viewing strictly by prior appointment.

Email – property.enquiries@nexus.org.uk

9 October 2018

Disclaimer

These particulars are given and any statement about the property is made without responsibility on the part of Nexus and do not constitute the whole or any part of an offer or contract.

Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

No employee of Nexus has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. Except in respect of death or personal injury caused by the negligence of Nexus or its employees or agents, Nexus will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by Nexus.

In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Nexus shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.