



Guide Price  
£500,000



**Land at St Omers Road, Dunston,  
Gateshead, Tyne and Wear, NE11 9EZ**

Freehold | Industrial Land | 1.81 acres (0.73 hectares)



**FOR SALE**



## Location

The site is located in Dunston, within an established industrial estate just south of the River Tyne. It is situated in a prominent location which fronts St Omers Road and Handy Drive, the A1114, which leads to excellent connectivity with the surrounding road network. Junction 70 of the A1 is approximately 0.5 miles to the south and Newcastle Upon Tyne city centre is 2.5 miles to the north-east.

Numerous industrial occupiers are located nearby including SIG Insulation, Jewson and Kaefer Limited. The Metrocentre, one of the largest shopping centres in the UK, is less than one mile to the east of the site.



## Description

The site comprises a concrete yard which is largely rectangular in shape. It is bounded by a combination of fencing and block wall.

The site is predominately level and benefits from good access from St Omers Road, near to the junction with Handy Drive



## Size

The site extends to approximately 1.81 acres (0.73 hectares)







## Further information

### Guide Price

We are seeking offers in the region of £500,000 for the Freehold, subject to contract only. Offers are expected on an unconditional basis but consideration will be given to conditional offers.

### Tenure

Freehold

### Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority. Please contact the Valuation Office Agency (VOA) for further information.

### Services

We understand that all mains services are available close to the subject site although it will be the purchasers responsibility to ensure the availability and suitability of services for connection.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant Should satisfy themselves as to VAT in respect of this transaction.

### Viewings

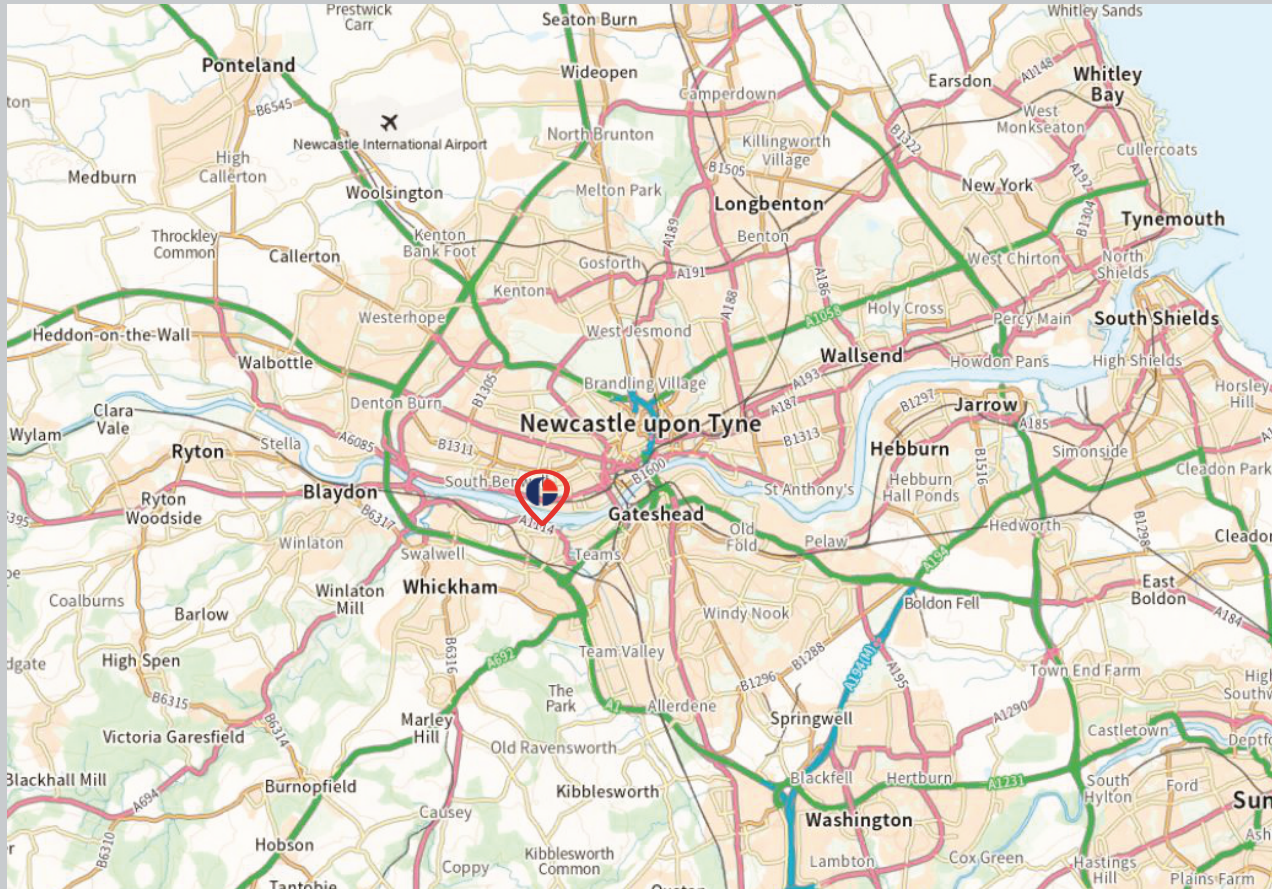
Strictly by prior arrangement with the agent. The site is visible from St Omers Road and we ask those interested parties not to enter the land without prior approval from Fisher German.

Fisher German will carry out viewing days for interested parties. For further information or to discuss your requirement, please contact the agent.





# Land at St Omers Road, Gateshead



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	<b>Approximate Travel Distances</b>	
	<b>Locations</b>	
	• Newcastle-upon-Tyne	2.5 miles
	• Sunderland	14.5 miles
	• Durham	15.4 miles
	<b>Nearest Station</b>	
	• Newcastle	3.1 miles
	<b>Nearest Airport</b>	
	• Newcastle International	8.5 miles
	<b>Nearest Port</b>	
	• Port of Tyne	12.9 miles

## Viewings

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Particulars dated August 2023. Photographs dated January 2023