

3 DINSDALE PLACE

SANDYFORD, NEWCASTLE UPON TYNE, NE2 1BD

MODERN WAREHOUSE/INDUSTRIAL/TRADE UNIT

835 SQ M (8,988 SQ FT)



TO LET

Bradley Hall

DESCRIPTION

The property extends to approximately 835 sq. m. (8,988 sq. ft.). The accommodation comprises a spacious warehouse with strong frontage and excellent natural lighting, a practical workshop area to the rear, and office accommodation.

The layout is suitable for a variety of uses. The property benefits from convenient on-site parking, providing ease of access for both customers and staff.

KEY SPECIFICATION

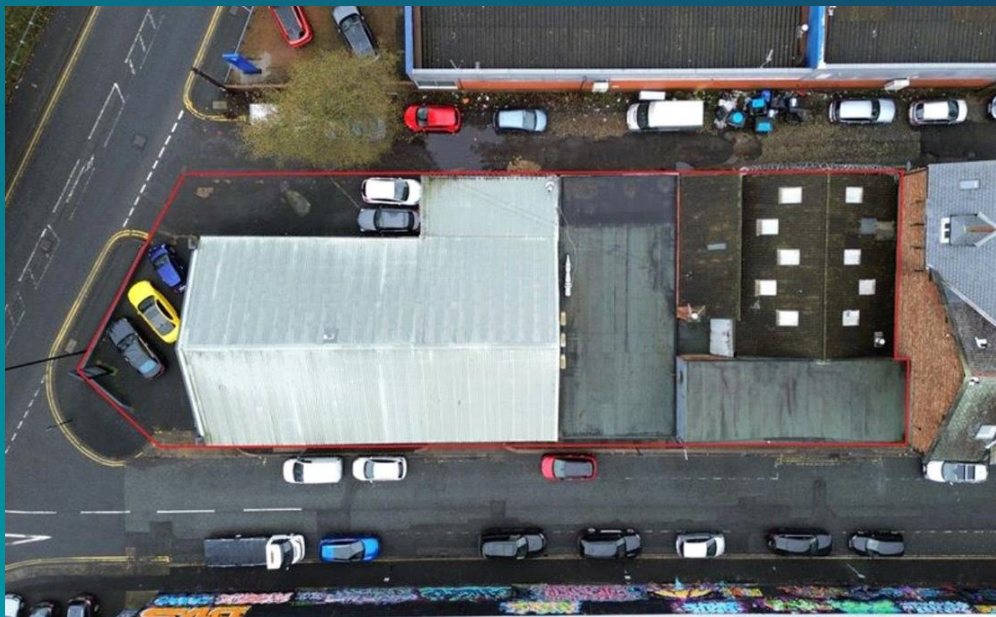
- Prominent commercial unit located in the established Sandyford area of Newcastle upon Tyne
- Approximately 1 mile east of Newcastle city centre
- Excellent access to the A167(M) Central Motorway and wider regional road networks
- On-site parking provision for staff and visitors
- Prominent corner position with good accessibility
- Close proximity to local amenities and public transport links



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
TOTAL	835	8,988

LOCATION

The property occupies a prominent position on Dinsdale Place within the well-established Sandyford area of Newcastle upon Tyne, approximately one mile east of the city centre. The location benefits from excellent connectivity, with convenient access to the A167(M) Central Motorway and the wider regional road network, including the A1(M). Public transport links are strong, with nearby Metro stations and frequent bus services providing easy access across the city. A wide range of local amenities are also available nearby, making this a highly accessible and well-connected commercial location close to both the city centre and surrounding suburbs.



TERMS

The property is available by way of a new FRI lease for a term of years to be agreed at a rental of £55,000 per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

EPC

D (65)

RATING

The rateable value of the premises as of 1st April 2026 is £54,500 meaning the estimated rates payable are £27,195.5

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

CONTACT

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Bradley Hall



IMPORTANT NOTICE

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