

UNITS A1-A3 UNION STREET

SHIELDFIELD, NEWCASTLE UPON TYNE, NE2 1AH

- Industrial Unit To Let
- Flexible / short term availability
- Close Proximity to City Centre
- £32,000 per annum



GFW.

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SHIELDFIELD, NEWCASTLE UPON TYNE, NE2 1AH

PROPERTY SUMMARY

Modern industrial warehouse comprising three interconnected units and a showroom

Prime location - 0.5 miles from Newcastle City Centre, with great access to New Bridge Street

Ground floor approximately 5,180 sq ft

Maximum eaves height 4.8m

Onsite parking

New lease available on flexible terms

RENT £32,000 per annum



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LOCATION

Shieldfield is a district in the city of Newcastle upon Tyne, located just east of the city centre. It is bordered by the A167(M) Central Motorway to the west, Manors to the south, Byker to the south-east, Heaton and Sandyford to the north and east.

DESCRIPTION

The unit is constructed using steel portal frame, with blockwork and profile sheet cladding to the elevations. The accommodation comprises a large ground floor industrial warehouse, made up of three interconnecting units, a dedicated showroom, office space and staff welfare facilities. The unit benefits from electric roller shutter door access and on-site staff and customer parking.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M ²	Ft ²
GF Warehouse	162.6	1,750
GF Warehouse	162.1	1,745
GF Office / Showroom	89.5	963
GF Warehouse	67	721
Total GIA	481.2	5,180

TERMS

The property is available via way of a new full repairing and insuring lease at £32,000 per annum exclusive. Flexible terms are available and any lease will not benefit from the security of tenure provisions in the Landlord and Tenant Act 1954.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
2023	25,250

The Small Business Rate for the year 2025/2026 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

An Energy Performance Certificate has been commissioned and will be available shortly.

VAT

All figures are exclusive of VAT where chargeable.

WHAT3WORDS

///edgy.ground.issues

VIEWINGS

Viewings are strictly by prior appointment with GFW.

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Kristian Sorensen

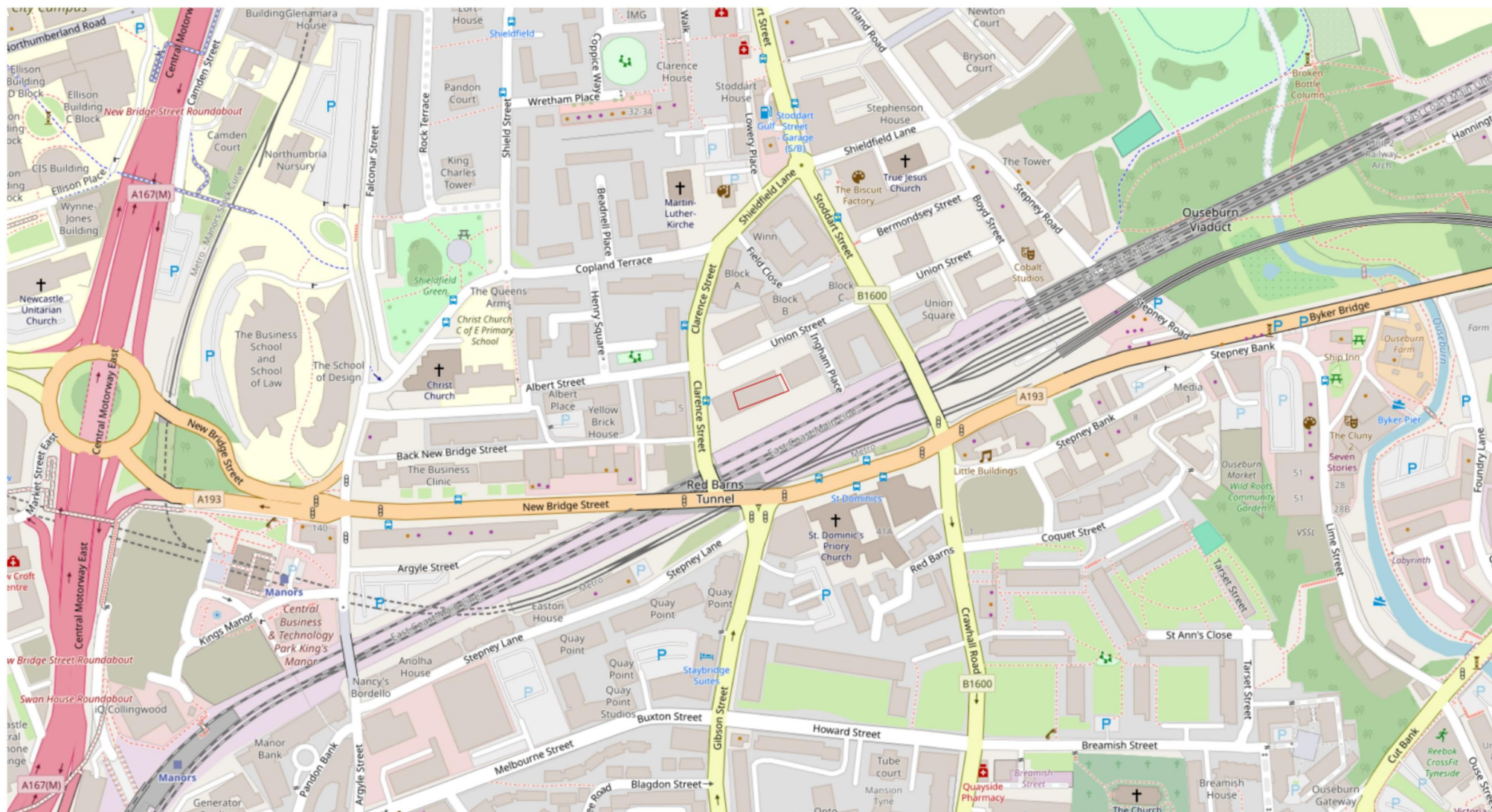
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IMPORTANT

NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





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LOCATION PLAN

UNITS A1-A3 UNION STREET, SHIELDFIELD SUBTEXT

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