



12 Modern Light Industrial/Warehouse Units Up to 113,325 sq ft (10,528 sq m) **TO LET**

- BREEAM Excellent rating
- High quality contemporary elevations
- Minimum 7m internal eaves height (10m for Unit 5)
- Generous on site parking and service areas
- Electrical loading doors
- WC/shower and change room provision in each unit

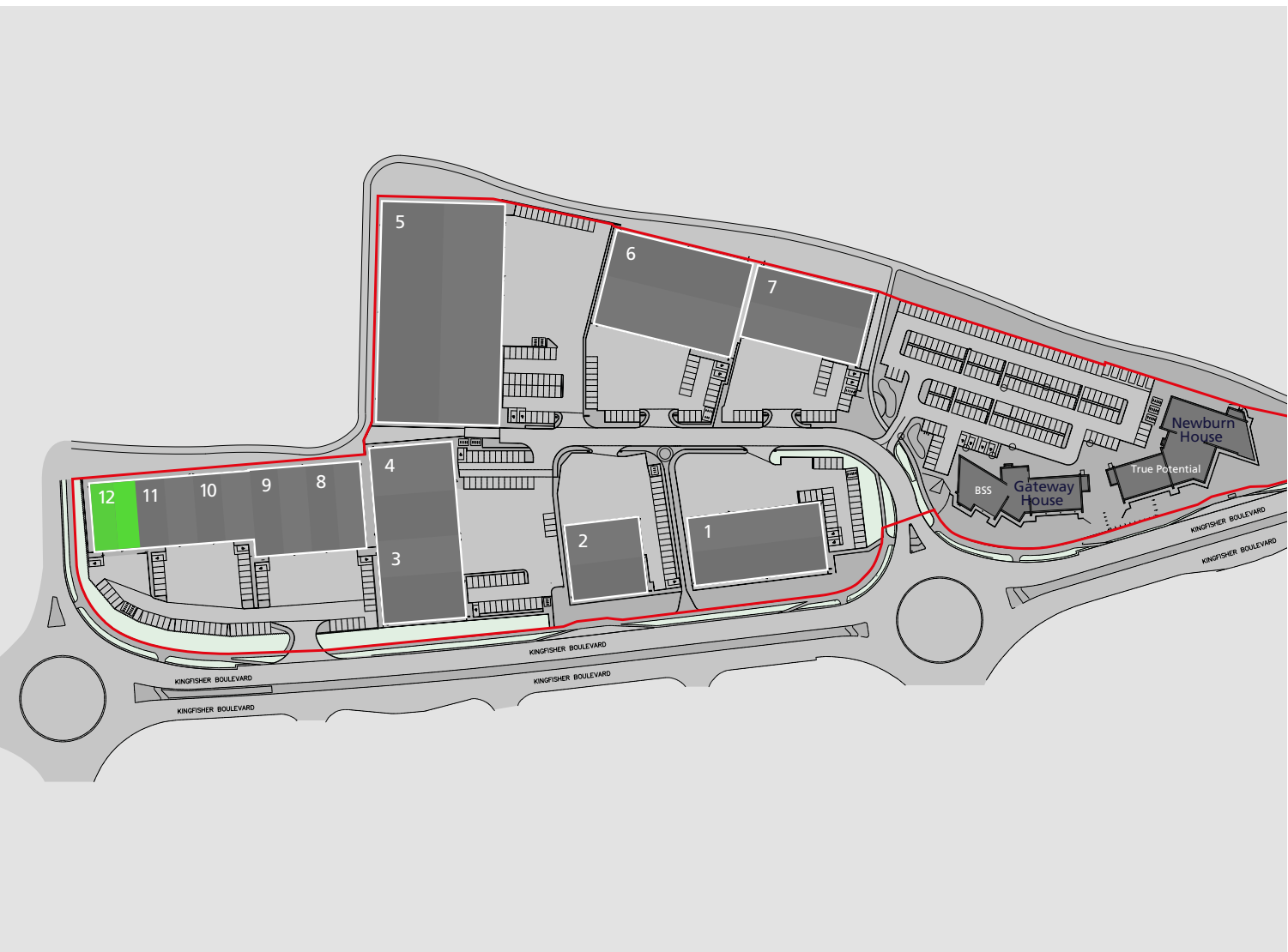
NEWCASTLE

gateway west

NEWBURN RIVERSIDE ■ NEWCASTLE UPON TYNE ■ NE15 8NX



NEWCASTLE



The development offers a range of 12 modern light industrial/warehouse units built to the highest standard.

ACCOMMODATION

Unit	sq ft	sq m
Unit 12	5,288	491
Total	5,288	491



WC/shower and change room



Minimum 7m internal eaves height



Floor loading 37.5kNm2



High quality contemporary elevations



Generous on site parking and service areas



10% rooflights



Three phase electricity supply



Electrical loading doors



Circa 10% integral office content

gateway west

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CANMOOR

LOCATION

Gateway West is located just off the A6085 on Kingfisher Boulevard and next to the River Tyne, approximately 4 miles to the West of the city centre. Newburn Riverside is a premier location immediately next to the A1, perfectly situated for easy access both in and out of the city.

COMMUNICATIONS

A1	1 mile
Newcastle city centre	4 miles
Sunderland	17 miles
Hartlepool	35 miles
Durham Tees	39 miles
Leeds	99 miles
Edinburgh	104 miles
Manchester	146 miles
Glasgow	149 miles
Liverpool	175 miles



FURTHER INFORMATION

For further information on available units please contact the sole agents:



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