



Cobra House

Unit A, Crisanden Court, Brunswick Industrial Estate,
Newcastle upon Tyne NE13 7BA

- Two Storey Industrial / Office Unit
- Rental Income £18,000 per annum
- 10 Year FRI Lease from May 2021
- Excellent Transport Links
- 8.0 % Yield on Asking Price
- Floor Area 508.7 sq. m. (5,475 sq. ft.)
- Tenanted by North East Coatings Ltd
- Ample Private Parking
- Excellent Investment Opportunity
- Within Popular Industrial Estate

Offers Over: £225,000 Freehold

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Location

The property is located within the popular Brunswick Industrial Estate providing a selection of occupiers including manufacturing, warehousing, office and trade. Brunswick is approximately 6.5 miles north of Newcastle City Centre and lies only 3 miles from Newcastle International Airport. The property benefits from easy access to the A1 and A19 trunk roads approximately 2 miles to the north.

The Premises

A semi-detached industrial unit of steel portal frame construction with block work walls and a metal profile sheet pitched roof. Internally the unit is predominantly open plan on the ground floor with various offices over the first floor.

Floor Area

Area	Sq. m.	Sq. ft.
Ground Floor	272.28	2,930.79
First Floor	236.45	2,545.12
Total	508.73	5,475.92

Rental Income

£18,000 per annum (£1,500 per month)

Lease /Tenant

10 year FRI lease commenced 4th May 2021.
Tenanted by North East Coatings Ltd.

Tenure

Freehold

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £14,750

Price

£225,000 Offers over

Yield

8.0 % Yield on Asking Price

Viewing

Strictly by appointment through this office.

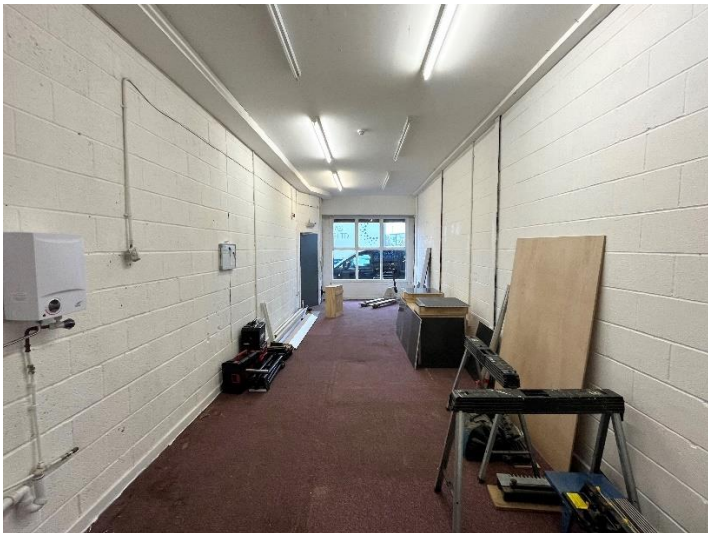
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Prepared 02nd April 2024

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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