

Retail | Office | Industrial | Land



43-45 Coutts Road, Walkergate, Newcastle upon Tyne, NE6 4RA

- Detached single-storey warehouse with offices
- Net internal area 4,124 sq. ft. (383.13 sq. m.)
- Suitable for various uses, subject to consent
- Secure unit with CCTV and alarm systems
- On-site car parking available
- Electric roller shutter warehouse access
- Excellent connections to the A19 and A1(M)

Rent: £25,000 per annum

COMMERCIAL

Location

The property is located on the corner of Coutts Road and Ellesmere Ave in Walkergate, an established area to the east of Newcastle upon Tyne. Walkergate lies approximately 3 miles east of Newcastle city centre and benefits from good connectivity to the wider Tyneside conurbation. The area is well served by local amenities and public transport, with Walkergate Metro Station within close proximity, providing direct links to Newcastle city centre, the Coast, and Sunderland. Road connections are excellent, with convenient access to the A186 and A1058 (Coast Road), which in turn provide swift connections to the A19 and A1(M), facilitating access across the North East region.

Accommodation

The property comprises a detached, single-storey warehouse and office facility of traditional brick construction, extending to a net internal area circa 383.13 sq. m. (4,124 sq. ft.), set on a site of approximately 0.066 hectares (0.163 acres).

The main accommodation consists of a spacious open-plan warehouse area benefitting from electric roller shutter access, CCTV coverage and an intruder alarm system. The warehouse is supported by a range of ancillary accommodation, including offices, kitchen and WC facilities, providing a practical and self-contained operational unit. Externally, the property benefits from on-site parking to the front elevation, together with a fenced grassed area to the side, offering additional external space or potential for alternative uses, subject to the appropriate consents.

The property is well suited to a variety of commercial and industrial uses, subject to the relevant planning consents, and benefits from excellent transport links, providing convenient access to Newcastle city centre and the wider Tyneside road network.

Floor Area

Area	sq. m.	sq. ft.
Warehouse	305.63	3,289.77
Office	29.24	314.73
Office	21.0	226.04
Kitchen	4.4	47.36
WC facilities	4.62	49.72
Ancillary	18.24	196.33
Net Internal	383.13	4,123.97

Site Area

0.066 Hectares (0.163 Acres)

Tenure

Leasehold – A new (FRI) Full repairing and insuring lease is available subject to terms and conditions.

Rent

£25,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value (NE6 4PL)

The 2026 Rating List entry is Rateable Value £13,500.

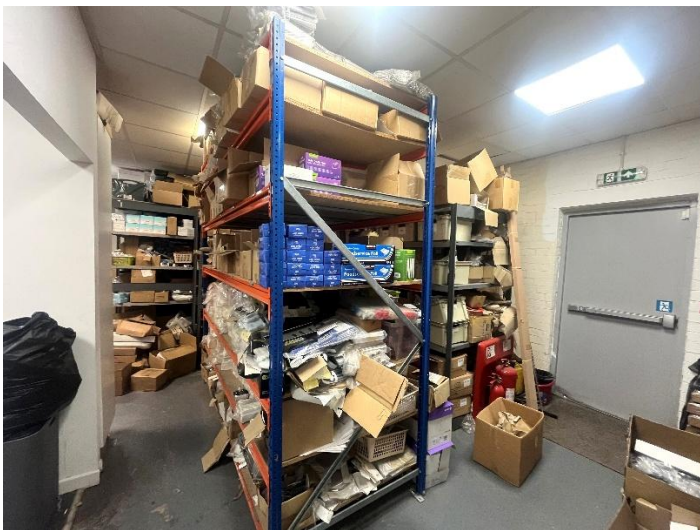
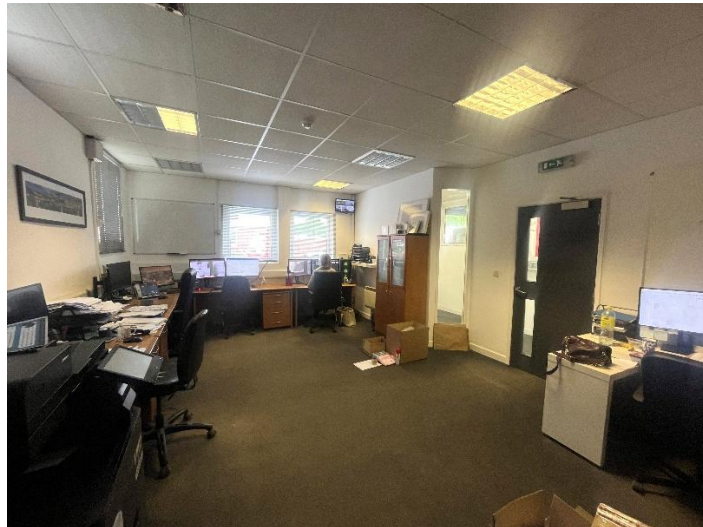
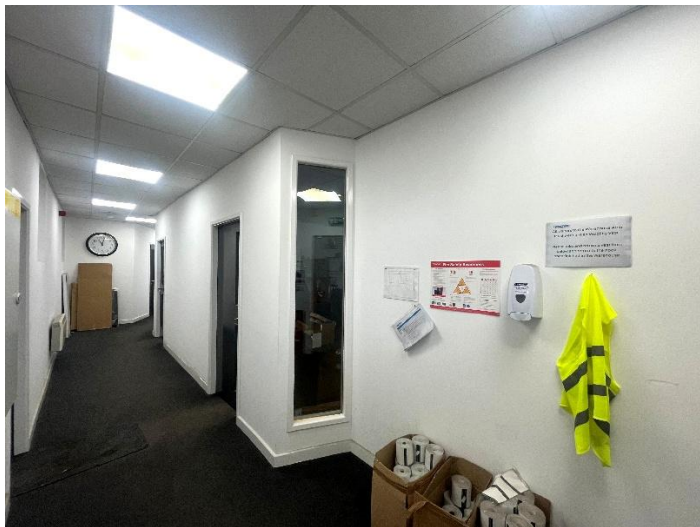
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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

Ref I377a (Version 1)

Prepared 21st January 2026

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