

On the instructions of Heineken UK

FOR SALE Former Federation Brewery Site

DUNSTON, GATESHEAD, TYNE & WEAR NE11 9JR

Total Site Area 6.824ha (16.864 acres)



Production Site

12.860 acres (5.204 hectares)

GIA 221,580 sq ft (20,593 sq m)

Non-Production Site

4.004 acres (1.620 hectares)

Lancastrian Suite

GIA 21,507 sq ft (1,998 sq m)

Offices

GIA 2,458 sq ft (1,900 sq m)

Services Warehouse

9,830 sq ft on a site of 0.6 acres

The Complete Site

Location

The site of the former Federation Brewery is situated in Dunston, Gateshead to the east of the MetroCentre with excellent access to the A1 Western Bypass which it fronts.

The MetroCentre comprises over 1.8M sq ft of retail space with additional facilities including an 11 screen cinema and bowling alley, restaurants and is the largest shopping and leisure centre in Europe with over 330 shops.

Newcastle city centre and the main East Coast Line Railway Station is 4 miles to the north-east and Newcastle Airport some 8 miles to the north-west.

There is a mainline railway station and coach park at the centre.

The Site

The former brewery comprises two sites extending in total to 16.84 acres (6,824 hectares).

The first site extending to 4,004 acres (1,620 hectares) contains the two storey office block and entertainment suite whilst to the west the former production space and associated offices and warehousing is contained on the site of 12,860 acres (5,204 hectares).

Planning

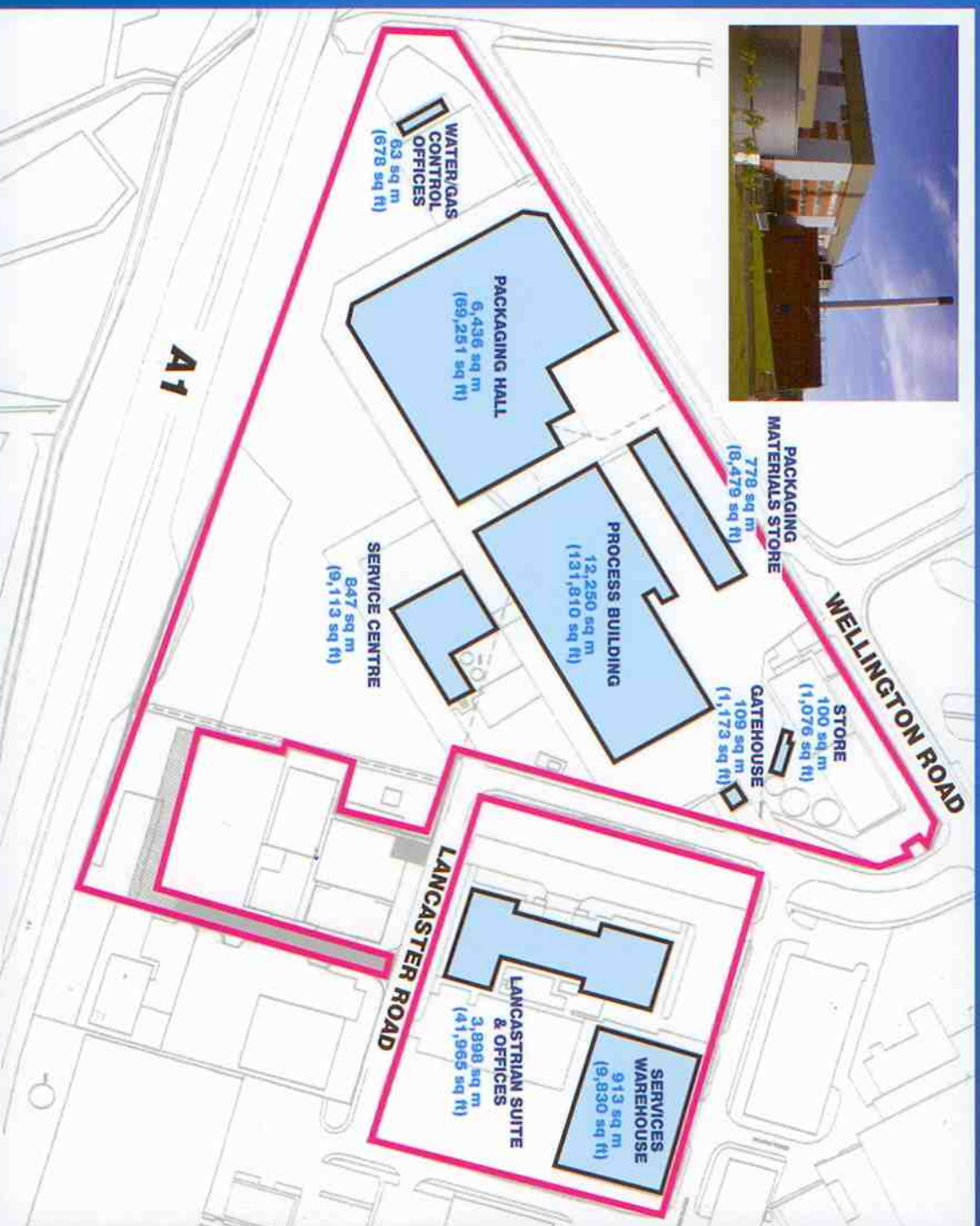
The site is currently located within a Primary Employment Area (PEA) where there is a policy presumption to retain land and buildings in employment generating uses. We understand that the new Local Development Framework (LDF) is reviewing this PEA status with the future possibility of mixed and/or residential uses. It is likely that an Area Action Plan or similar will provide further guidance on these matters with further clarification also being available from the Planning Authority.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

Price

Offers are sought for the whole or part of the premises.



Total Site Area: 6.824ha (16.864 acres)

Former Production Site

GIA 221,580 sq ft (20,593 sq m)

The Site

Given the previous use of the site, substantial supplies of gas, electricity and water are available:

Gas Supply	
Max Flow	56000 cfm
Min Flow	4000 cfm
Inlet Max operating Press	210 mBar
Water	
Fire Main	150mm Dia
Reservoirs x 2	2200m ³ Each
Electrical Supply	
Supply to Site	2 x 1100KV Transformers
Main Building (Unit 1) No 1	1000KVA
Main Building (Unit 1) No 2	1000KVA
Energy Centre (Unit 2) No 1	1500KVA
Energy Centre (Unit 2) No 2	1500KVA
Packaging Building Keg/Canning	1500KVA
Packaging Building Bottling	2000KVA



Offices

GIA 20,458 sq ft (1,900 sq m)

Gross Internal Area (GIA)

GROUND FLOOR	9,229 sq ft	(857 sq m)
FIRST FLOOR	9,229 sq ft	(857 sq m)
BASEMENT	2,000 sq ft	(186 sq m)

Function Suite

GIA 21,507 sq ft (1,998 sq m)

Gross Internal Area (GIA)

GROUND FLOOR	9,199 sq ft	(854.61 sq m)
FIRST FLOOR	4,558 sq ft	(423.42 sq m)
LOWER GROUND FLOOR	7,750 sq ft	(719.97 sq m)

The Lancastrian Suite and offices are let to Ramside Estates Ltd on a contracted out 10 year lease expiring on 5th April 2016 at a rent of £100,000 per annum.

Services Warehouse

9,830 sq ft on a site of 0.6 acres

Currently let to Scott Group Ltd (Thrifty Cars) on a lease expiring 8th June 2011 at a rental of £34,000 per annum.



Former Production Site Area:
12.860 acres (5.204 hectares)

Offices, Function Suite & Warehouse:
4.004 acres (1.620 hectares)

