

to let

**UNIT 8
BENTON BUSINESS PARK
BELLWAY INDUSTRIAL ESTATE
WHITLEY ROAD
NEWCASTLE UPON TYNE
NE12 9SW**



- SELF CONTAINED WAREHOUSE / WORKSHOP WITH OFFICES SET WITHIN SECURE ESTATE
- TOTAL GIA: 320.04 M² (3,445 SQ FT)
- ESTABLISHED ESTATE WITH EXCELLENT COMMUNICATION LINKS
- POSSIBLE TRADE COUNTER OPERATION
- COMPETITIVE RENT / INCENTIVES AVAILABLE

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



LOCATION

Benton Business Park is located within the established Bellway Industrial Estate, Longbenton.

The Estate offers excellent communication links being 4 miles from Newcastle city centre and within 1 mile of the A19 (Tyne Tunnel road) providing excellent transport links with the rest of the region.

The surrounding area is of mixed use including commercial, retail and residential, with local services and amenities a short distance away.

The exact location is shown on the attached location plan.

DESCRIPTION

The property comprises of a self-contained mid terrace warehouse / workshop with offices.

Constructed of steel portal frame design with brick infill walls and flat felted roof over with roof lights.

Internally the warehouse is accessed via two steel automatic security roller shutters (3.6m wide / 3.5m high), offering an effective eaves height of circa 4.5m.

The property benefits from concrete floors throughout with strip lighting.

The office accommodation is cellular offering, reception area, offices and WC facilities.

Externally there is a small dedicated gated yard and car parking.

ACCOMMODATION

From onsite measurements we understand the property has the following GIA:

<u>Unit 8</u>	
Warehouse	253.75m ²
Offices	66.36m ²
TOTAL GIA	320.04 M² (3,445 SQ FT)

External Gated Yard: 307 sq ft

SERVICES

All main services are connected to the building including electric, water, drainage and gas.

BUSINESS RATES

Following an enquiry on the Valuation Office website we have ascertained that the property has the following Rateable Value:

Unit 8: RV 12,000

TENURE

Leasehold.

A new FRI lease for a term of years to be negotiated.

RENT

Our client is looking for rental offers in the region of £14,800 pa.

Incentives may be offered subject to covenant and term.

SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of common areas (full details upon request).

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

LEGAL COSTS

Each party will be responsible for their own legal / professional fees.

VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

James E F Pain

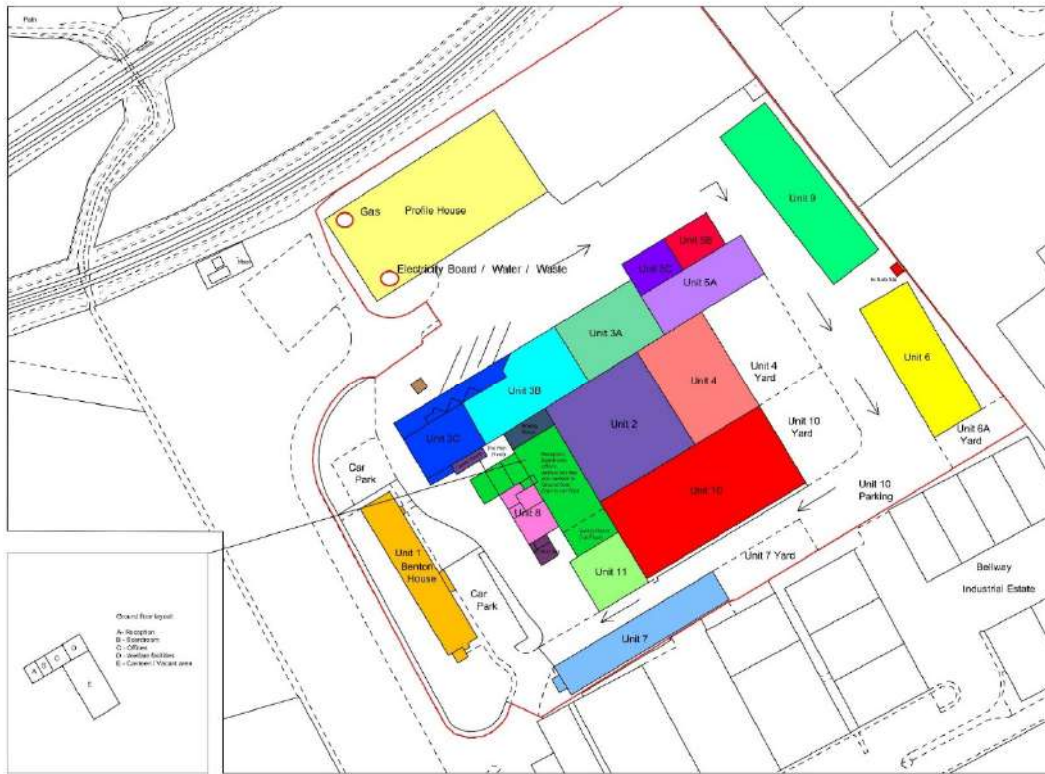
Tel: 07841 871710

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January 2018





Name	
1	Unit 1
2	Unit 2
3	Unit 3
4	Unit 4
5	Unit 5
6	Unit 6
7	Unit 7
8	Unit 8
9	Unit 9
10	Unit 10
11	Unit 11
12	Unit 12
13	Unit 13
14	Unit 14
15	Unit 15
16	Unit 16
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93	Unit 93
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97	Unit 97
98	Unit 98
99	Unit 99
100	Unit 100



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