

# to let



*The industrial property specialists*

**UNIT 3C / 3D  
BENTON BUSINESS PARK  
BELLWAY INDUSTRIAL ESTATE  
WHITLEY ROAD  
NEWCASTLE UPON TYNE  
NE12 9SA**



- SELF CONTAINED END TERRACE WAREHOUSE WITH OFFICES SET WITHIN SECURE ESTATE
- TOTAL GIA: 548.25 M<sup>2</sup> (5,901 SQ FT)
- ESTABLISHED ESTATE WITH EXCELLENT COMMUNICATION LINKS
- RENT: £44,000 PA EXC

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



the mark of  
property  
professionalism  
worldwide

Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

## LOCATION

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

The Estate offers excellent communication links, being four miles from Newcastle city centre and within 1 mile of the A19, providing excellent transport links with the rest of the region, both North & South.

The exact location is shown on the attached location plan.

## DESCRIPTION

The property comprises of a self-contained modern warehouse with offices, set within a secure estate.

The accommodation is of steel portal design with block and brickwork walls and profile cladding to all elevations, with roof above incorporating roof lights.

Internally the accommodation offers two automatic full height security roller shutters (4.2m\*2.9m & 4.6m\*4.3m), LED lighting and an effective eaves height of circa 5.3m (Apex 5.9 m).

In addition, there is a separate internal two storey office block incorporating WC and welfare facilities.

Unit 3D (adjacent with access door at first floor level) offers

ground floor stores with roller shutter access (2.4m\*2.4m) with an internal stairs leading to the first and second floor offices. These have been fitted out to a high standard offering suspended ceilings with recessed LED lights, carpet and UPVC double glazed windows.

Externally there is a small dedicated fenced yard and car parking to the front.

## ACCOMMODATION

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

### Unit 3C

Warehouse	248.46 m <sup>2</sup>
Offices (ground and first floor)	72.20 m <sup>2</sup>

### UNIT 3D

Ground floor stores	73.8m <sup>2</sup>
First / Second Floor offices	153.79 m <sup>2</sup>
<b>TOTAL GIA</b>	<b>548.25 M<sup>2</sup></b>
	<b>(5,901 SQ FT)</b>

## 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 3A: RV £10,500**

**Unit 3D : RV TBC**

## 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 £44,000 pa exc. Incentives may be offered subject to covenant and term.

## RENT BOND

A rent bond may be required subject to tenant covenant.

## 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:

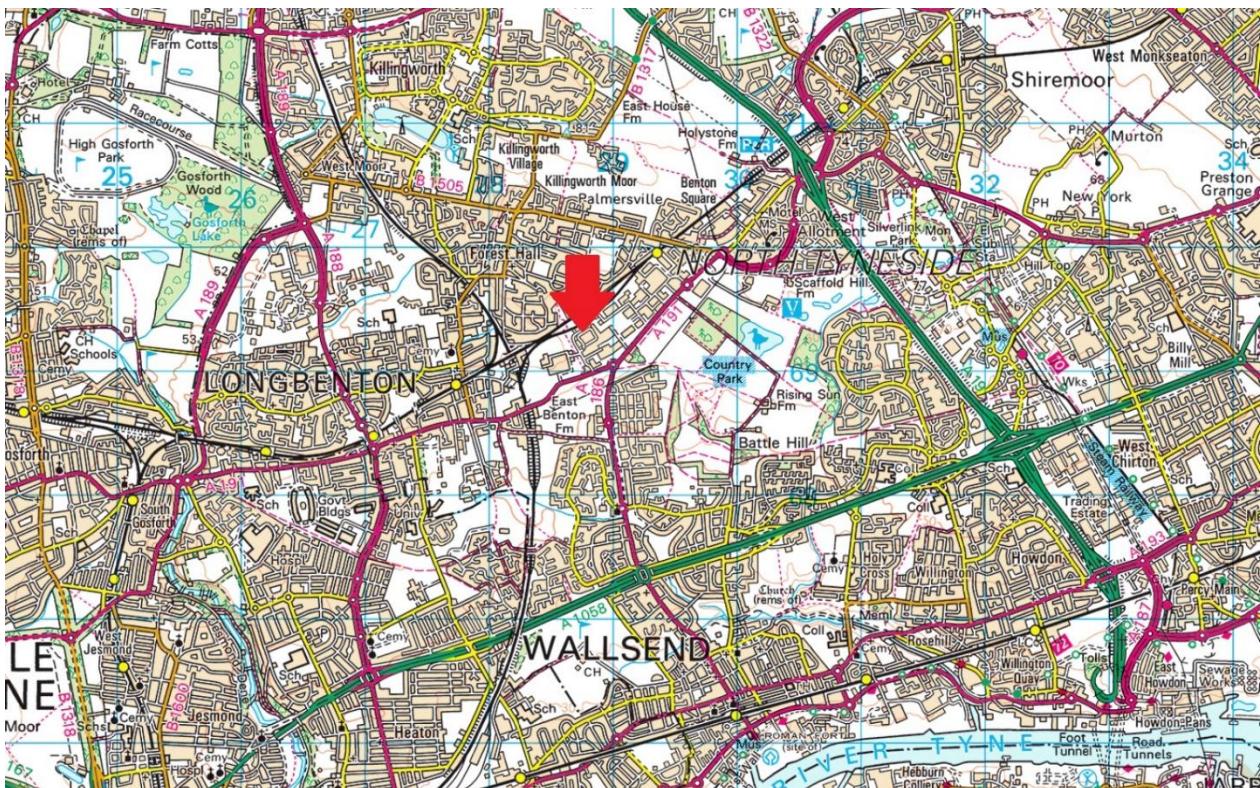
**James E F Pain**

**Tel: 07841 871710**

**Email:**

**[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)**

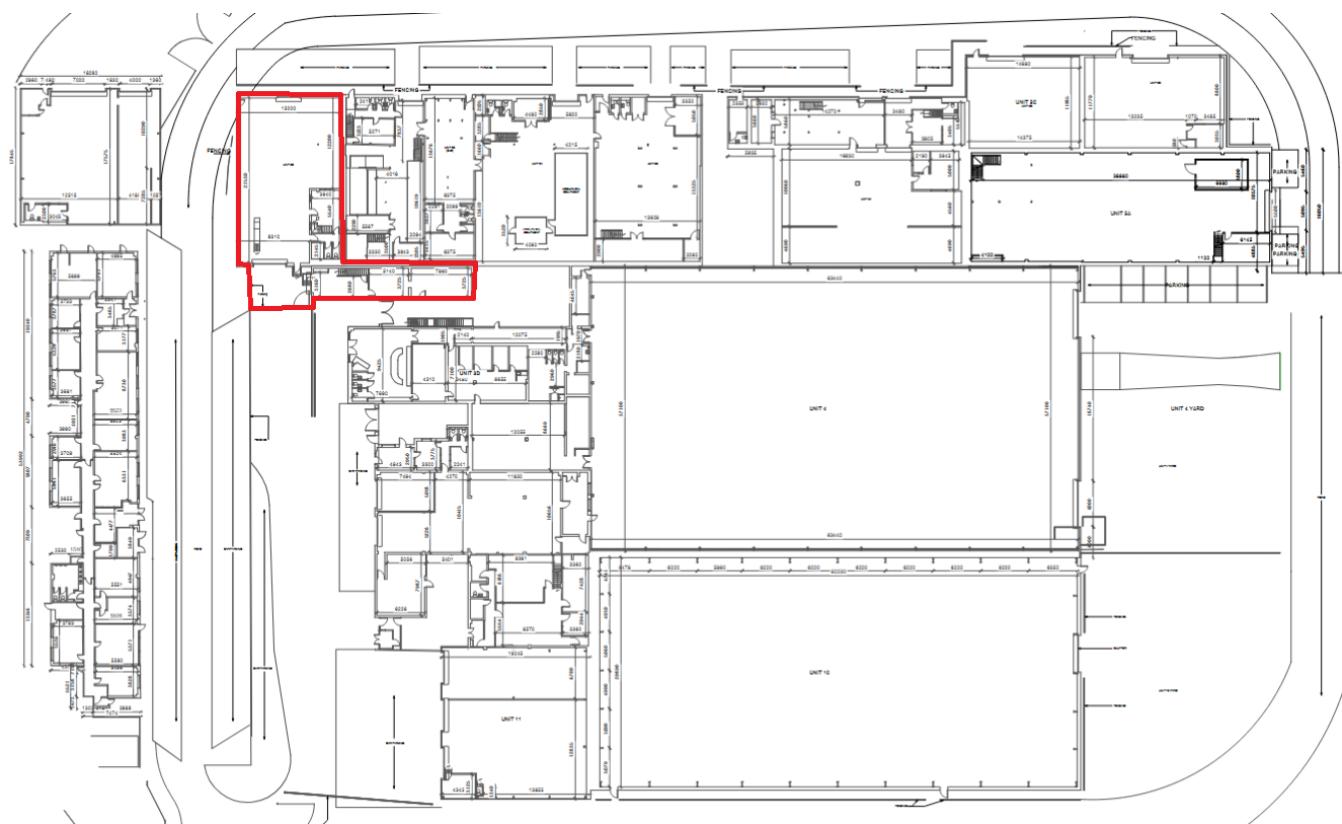
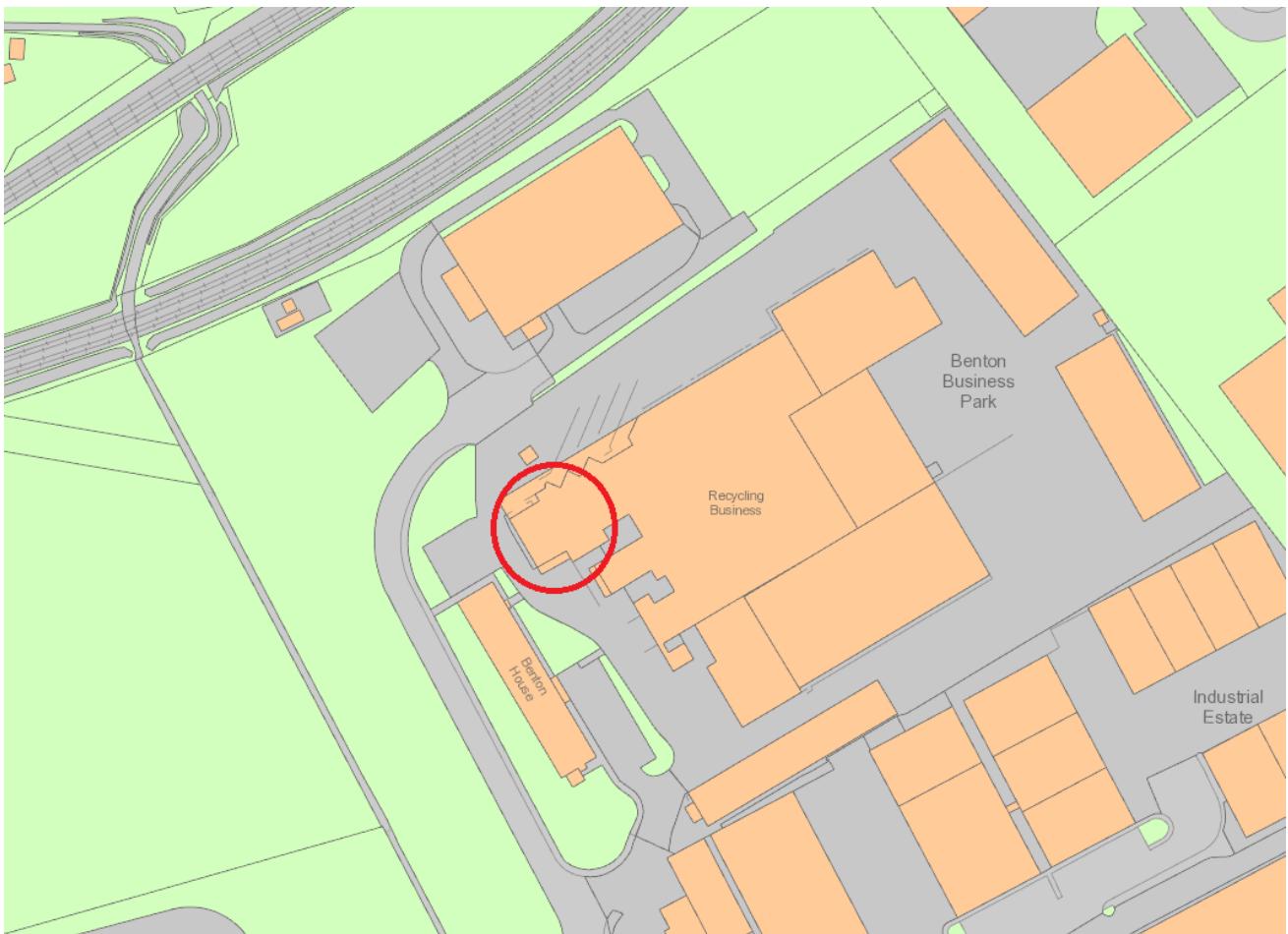
**Dec 25**



F492 Printed by Ravensworth 01670 713330

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

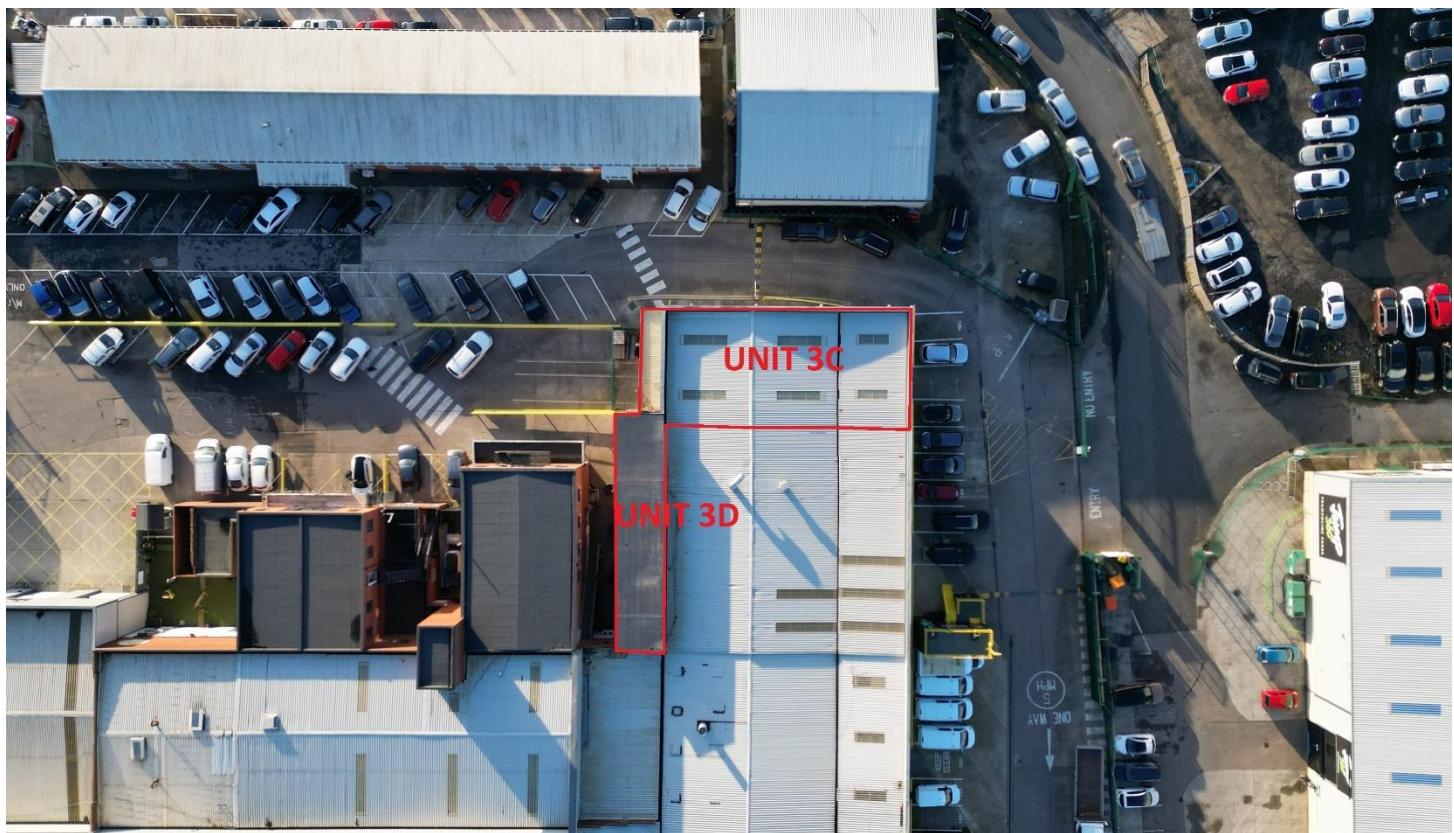
**IMPORTANT NOTICE:** FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1985:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.



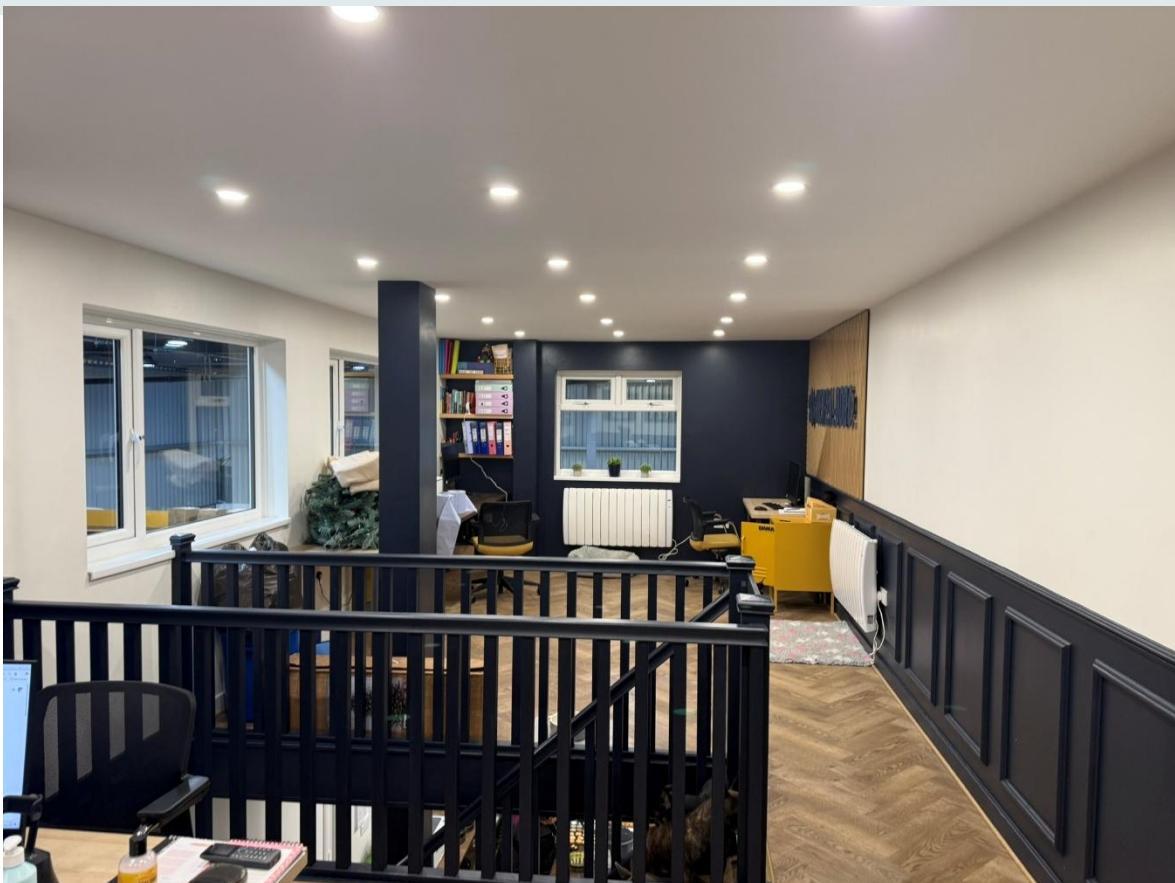
F492 Printed by Ravensworth 01670 713330

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**IMPORTANT NOTICE:** FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1985:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.







F492 Printed by Ravensworth 01670 713330

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

**IMPORTANT NOTICE:** FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1985:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.



F492 Printed by Ravensworth 01670 713330

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

**IMPORTANT NOTICE:** FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. **FINANCE ACT 1985:** Unless otherwise stated all prices and rents are quoted exclusive of VAT. **PROPERTY MISDESCRIPTIONS ACT 1991:** Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.