

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 M² (5,901 SQ FT)
- ESTABLISHED ESTATE WITH EXCELLENT COMMUNICATION LINKS
- RENT: £44,000 PA EXC

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



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:

<u>Unit 3C</u>	
Warehouse	248.46 m ²
Offices (ground and first floor)	72.20 m ²
<u>UNIT 3D</u>	
Ground floor stores	73.8m ²
First / Second Floor offices	153.79 m ²
TOTAL GIA	548.25 M² (5,901 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 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

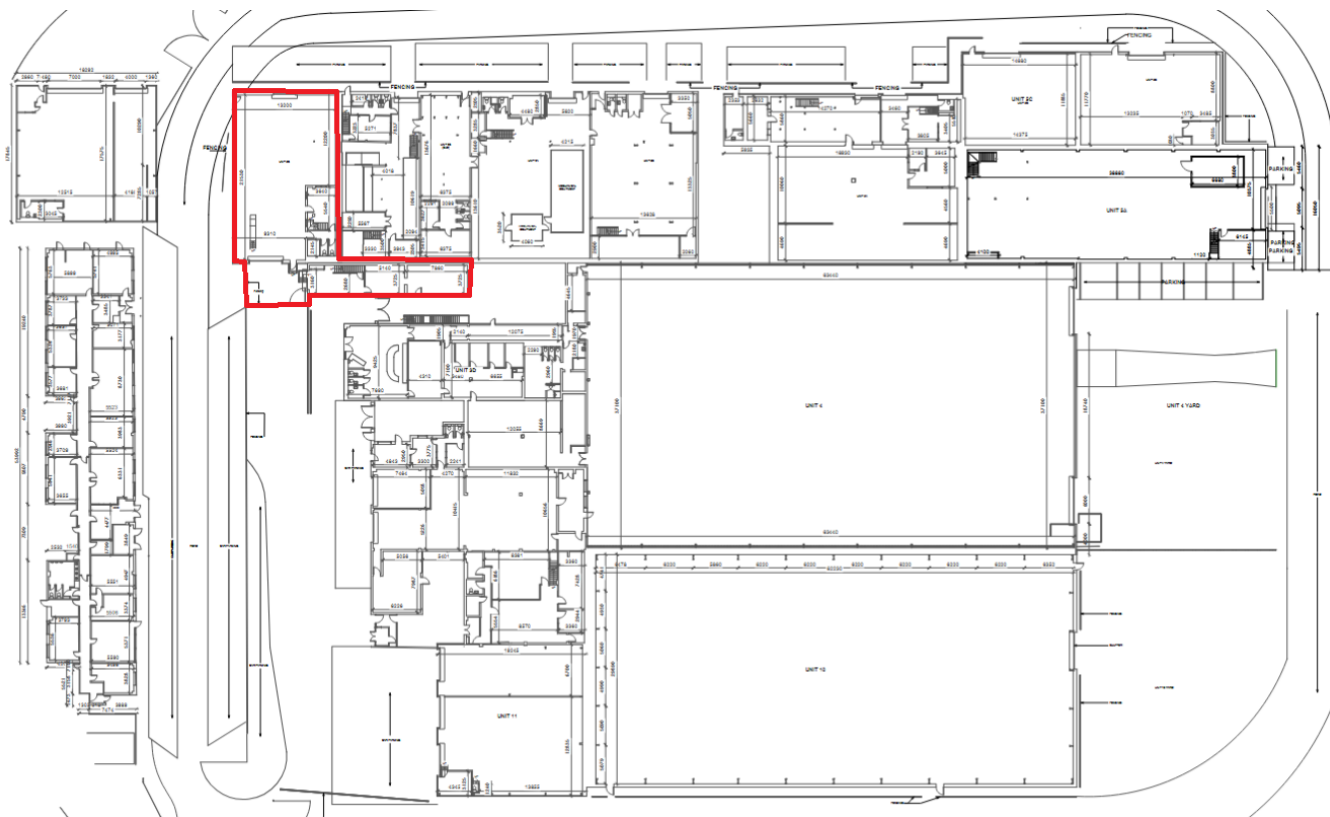
Dec 25



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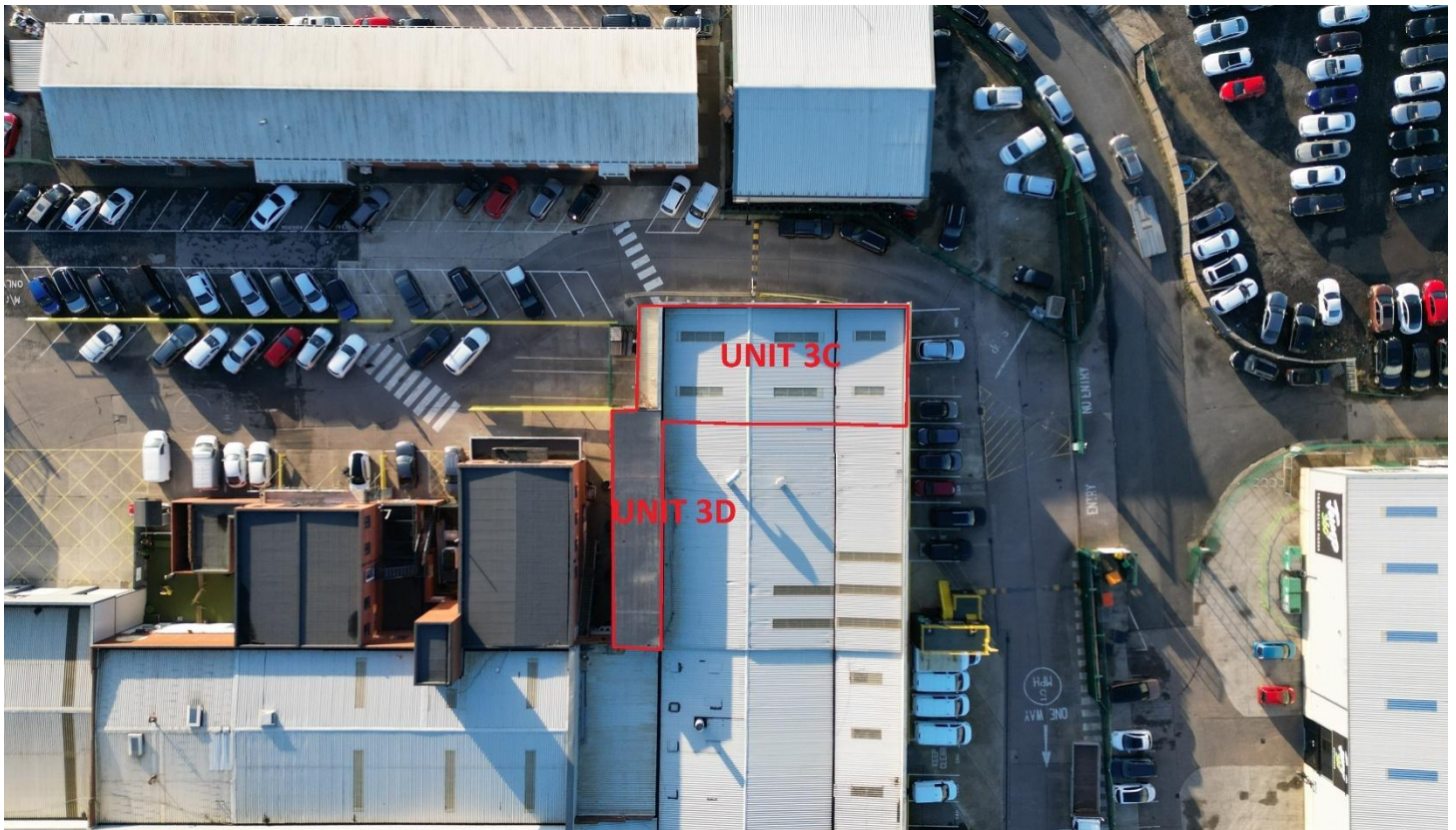
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