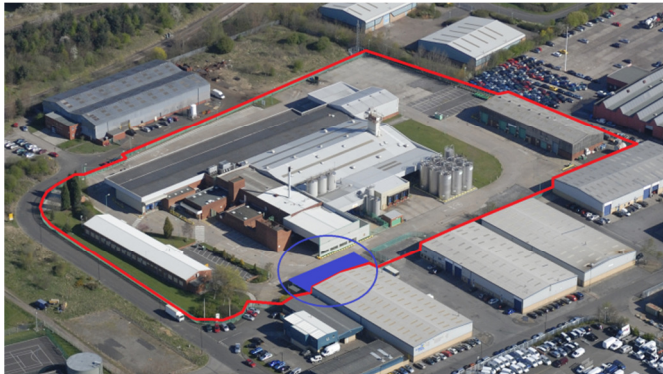


to let



The industrial property specialists



UNIT 7, BENTON BUSINESS PARK, BELLWAY INDUSTRIAL ESTATE, WHITLEY ROAD, NEWCASTLE UPON TYNE, NE12 9SW

- SELF CONTAINED WAREHOUSE/WORKSHOP
- GIA 644.74 M² (6,940 SQ FT)
- ADDITIONAL HARD STAND AVAILABLE
- SECURE CONTAINED COMPLEX
- FLEXIBLE LEASE TERMS / INCENTIVES AVAILABLE

LOCATION

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

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 premises comprise of a self-contained warehouse / factory unit.

The accommodation is of steel portal design with blockwork walls and insulated profile cladding to all elevations and roof above.

Internally the accommodation offers 3 automatic security roller shutters, sodium lighting and an effective eaves height of circa 5.3m (Apex 5.9 m).

The Estate benefits from excellent security with CCTV and full height fencing.

ACCOMMODATION

From onsite measurements the following areas have been calculated:

TOTAL GIA **644.74 m²**
(6,940 sq ft)

SERVICES

All mains services are connected, which includes mains electricity, gas and water, together with mains drainage.

RATEABLE VALUE

From verbal discussions with the Local Rating Authority the units will need to be reassessed upon occupation

(Interested parties should contact the local Rating Authority to clarify these figures).

TENURE

The units are available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

RENT

Our client is seeking a rent of £4.00 per sq ft.

SERVICE CHARGE

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

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

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May 2016

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