# to let



# UNIT 9A/B/C/D BENTON BUSINESS PARK BELLWAY INDUSTRIAL ESTATE WHITLEY ROAD NEWCASTLE UPON TYNE NE12 9SW



- FOUR MODERN SELF CONTAINED WORKSHOP / WAREHOUSE UNITS WITHIN SECURE ESTATE
- UNITS FROM 3,177 SQ FT 12,708 SQ FT
- ESTABLISHED ESTATE WITH EXCELLENT COMMUNICATION LINKS
- RENT: £8.00 PER SQ FT PA EXC

#### **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 modern warehouse, set within a secure estate.

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

Internally the property will be subdivided to provide Four workshop / warehouse units. Each unit will be self-contained with automatic full height security roller shutter access, LED lighting and an effective

eaves height of circa 7.3m (Apex 9.4 m).

In addition, there will be WC and welfare facilities provided

Externally there is dedicated car parking and loading area with each unit.

#### **ACCOMMODATION**

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

<u>Unit 9</u>
A - 3,177 SQ FT
B - 3,177 SQ FT
C - 3,177 SQ FT

D - 3,177 SQ FT

TOTAL GIA 1,194.38 M<sup>2</sup> (12,708 SQ FT)

(Available in part or multiples thereof)

#### **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 9: RV £45,500

New occupation of part will require reassessment.

#### **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 £8.00 per sq ft exc.

Incentives may be offered subject to covenant and term.

#### **RENT BOND**

A 3 month rent bond may be required subject to tenant covenant.

#### **SERVICE CHARGE**

A nominal 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**

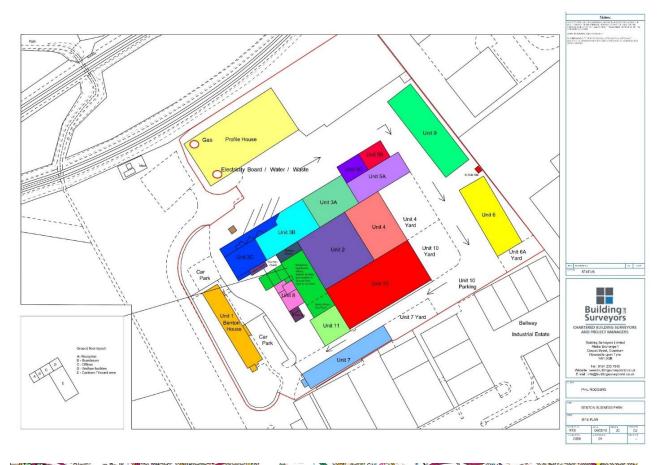
Strictly by prior arrangement only – further information available from Frew Pain & Partners:

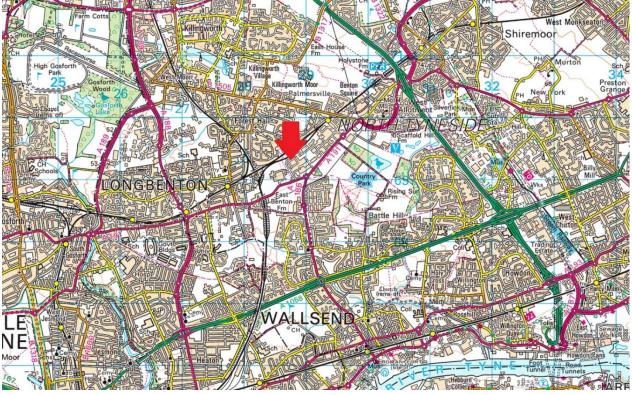
James E F Pain Tel: 07841 871710 Email:

james.pain@frewpain.co.uk

June 25



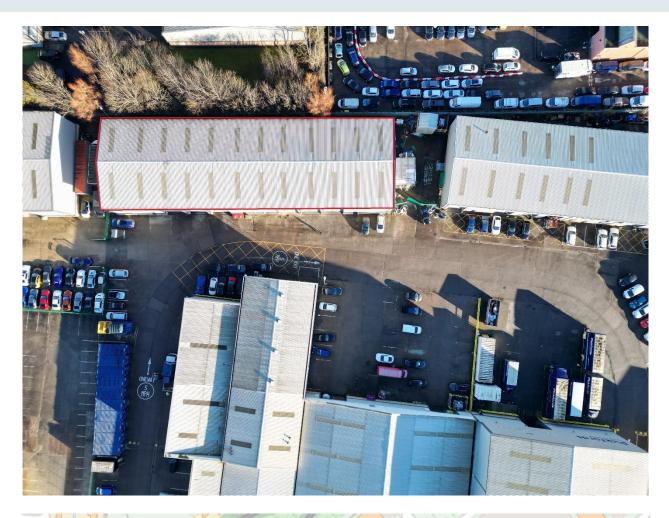




F492 Printed by Ravensworth 01670 713330

## 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 guidan 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 be FREW PAIN B. PARTNERS LTD not 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 principal or employee, at FREW PAIN B. 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, set if to rriteri purpose or in working order. FINANCE ACT 1989. Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort accuracy. All interested parties are advised to take 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: (f) These particulars are set out as a general outline only for the guidant nor constitute part of any offer or contract. (iii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are belief with the property of their dients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise a principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or ventor and the property. (iv) Any reference to plant, machinery, equipment, set if for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and render and restrict of the purpose or in working order. PINANCE ACT 1989: Unless otherwise stated all prices and render and render are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate steps to verify by independent inspection or enquiry all information for themselves and to take t





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 guidan 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. Free Pain Ne 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 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, set fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MIDSESCRIPTIONS ACT 1991: Every reasonable effort 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 advise.

