

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

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

**June 25**









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