

to let

SITE 5
BRUNSWICK INDUSTRIAL ESTATE
BRUNSWICK VILLAGE
NEWCASTLE UPON TYNE
TYNE AND WEAR
NE13 7BA



- SELF CONTAINED WORKSHOP WITH OFFICE ACCOMMODATION SET WITHIN A SECURE COMPOUND
- ESTABLISHED INDUSTRIAL LOCATION
- GIA : 516.90 M² (5,563 SQ FT)
- APPROXIMATE SITE AREA – 0.17 HA (0.88 ACRES) OR THEREABOUTS
- FLEXIBLE TERMS



LOCATION

The subject premises are located on Brunswick Industrial Estate, Newcastle upon Tyne.

Brunswick industrial Estate lies directly north of Newcastle upon Tyne, approximately 6 miles North of Newcastle City Centre and 2 miles from Newcastle International Airport.

Located on the outskirts of Brunswick village, the Estate benefits from good communication links with the A1(M) western bypass, several minutes drive away.

The surrounding area is principally commercial with both residential, leisure and retail close by.

Exact location is shown on the attached plan.

DESCRIPTION

The property comprise of self-contained workshop and offices set within a secure fenced compound.

The subject property is constructed of concrete portal frame design with asbestos cladding to all elevations and roof above incorporating nominal roof lights. Internally the accommodation provides reception, offices and WC facilities.

Vehicular access to the workshop is via several automatic steel security roller shutter doors.

Externally there is a secure concrete hardstand yard with perimeter fencing.

ACCOMMODATION

From onsite measurements we understand the accommodation has the following areas (GIA) :

Workshop including office accommodation.

**Total GIA: 516.90m²
(5,563 sq ft)**

**Total Site Area: 0.17 ha
(0.88 acres)
or thereabouts.**

SERVICES

It is understood the site and premises benefit from all mains services, with the exception of mains gas.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational.)

BUSINESS RATES

It is understood from the Local Rating Authority that the premises are assessed at:

RV £17,250.

(All interested parties should contact the Local Authority to confirm these figures.)

TENURE

The accommodation is available on new FRI leases for a term of years to be agreed.

RENT

Our client is seeking rent of £35,000 pa (exc).

Incentives may be available subject covenant and lease term.

The freehold interest may be available – full details upon request.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

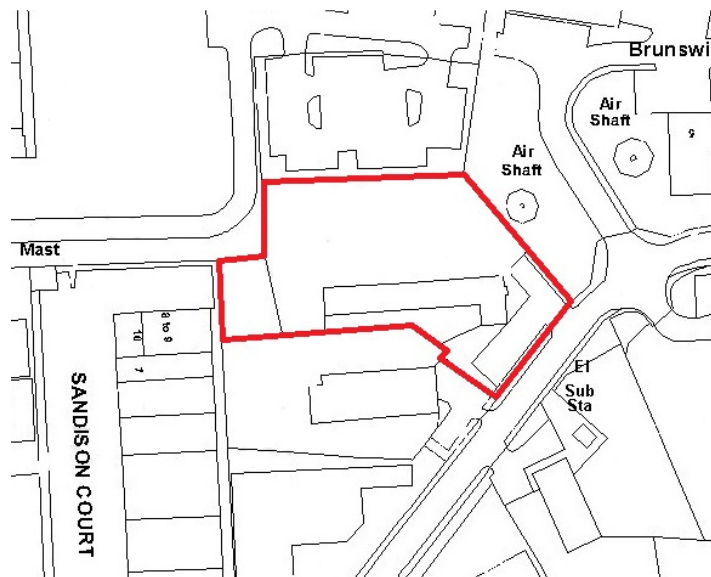
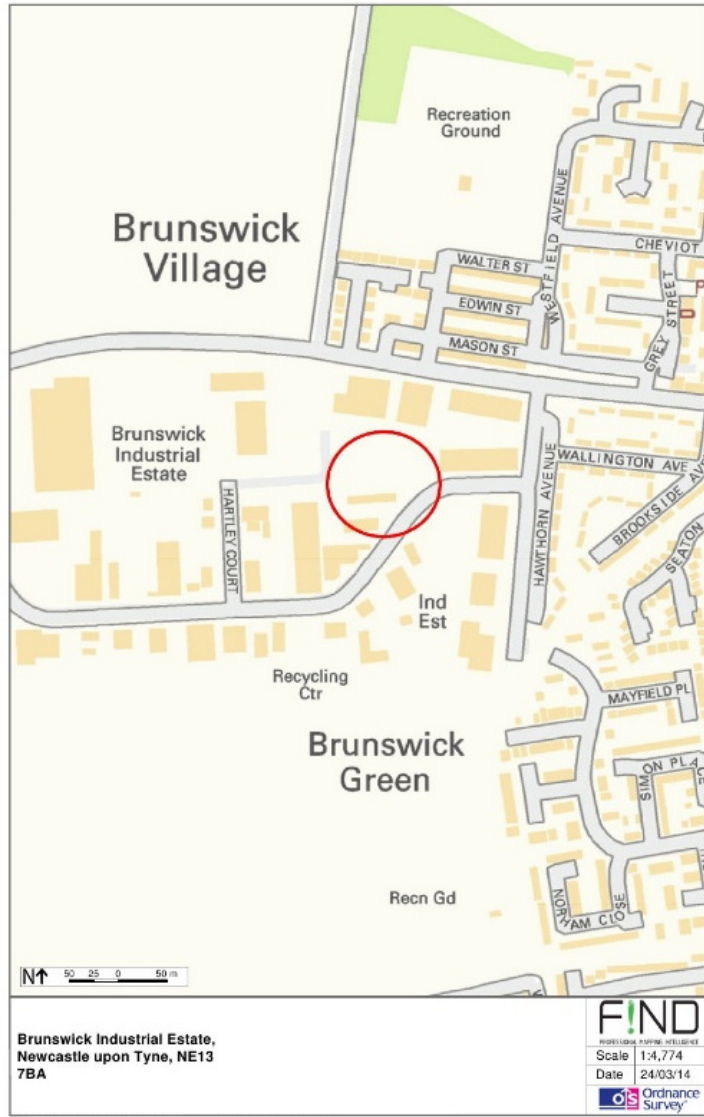
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