

to let



The industrial property specialists

**UNIT 99/6B
NORTH TYNE INDUSTRIAL ESTATE
WHITLEY ROAD
LONGBENTON
NEWCASTLE UPON TYNE
NE12 9SZ**



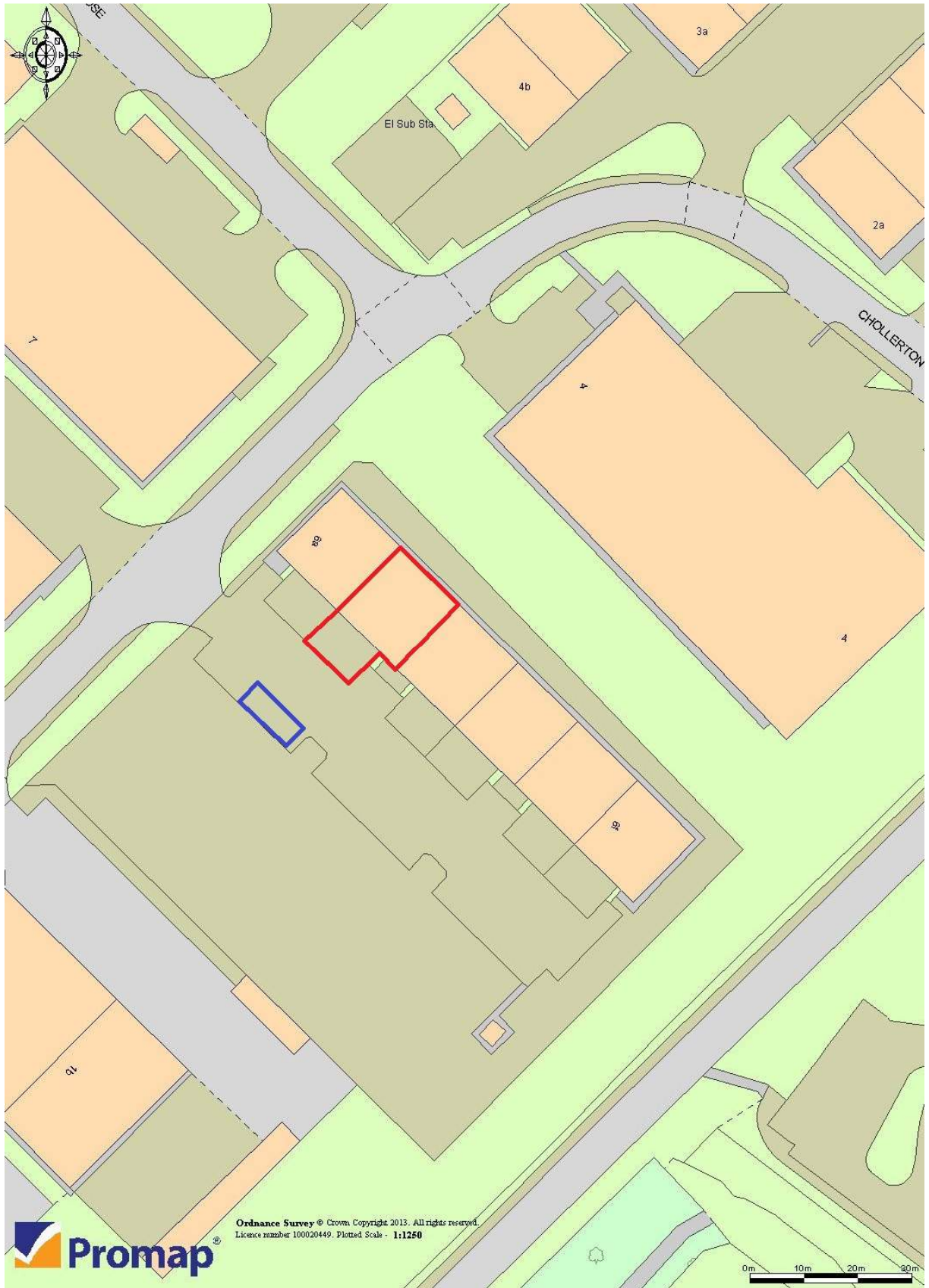
- SELF CONTAINED WAREHOUSE SET WITHIN A FENCED COMPOUND
- ESTABLISHED TRADE LOCATION OPPOSITE ASDA
- UNIT 6B 266.82 M² (2,872 SQ FT)
- ADDITIONAL YARD (0.77 ACRES) AVAILABLE – DETAILS UPON REQUEST
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING PERMISSION
- COMPETITIVE RENT

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

The subject site and premises are located on Chollerton Drive, North Tyne Industrial Estate, Benton.

The estate is principally commercial, offering a good mix of quasi retail and trade users, along with warehousing and manufacturing.

Located towards the front of the estate, the site benefits from frontage and passing traffic onto Whitley Road (A191).

All local amenities and services are situated a short distance away coupled with ASDA supermarket and Shiremoor metro station.

Exact location is shown on the attached plan.

DESCRIPTION

The site comprises of a modern block six self-contained factory / warehouses set with a secure fenced compound.

The accommodation is of steel portal design with brick and clad elevations with felted roof over. Vehicular access is via a single automatic steel security shutter door.

This unit can be refurbished to provide WC and offices facilities offering a selection of options.

In addition this unit can be combined with the land adjacent to provide a large yard if required – full details upon request.

ACCOMMODATION

From onsite measurements the accommodation is as follows (GIA):

Unit 6B **266.82m²**
(2,872 sq ft)

SERVICES

It is understood the site and premises benefit from all mains services.

In addition there is also CCTV, electrified fence and automatic security gate system.

(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 will need to be reassessed upon occupation

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

TENURE

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

SERVICE CHARGE

A service charge will be payable for the maintenance and up keep of common areas. At present the service charge is at 0.21p per sq ft for this financial year.

RENT

Our client is seeking a rental of £6.00 per sq ft.

Incentives may be available subject covenant and lease term.

Subject to covenant the landlord may require a rent deposit to be paid.

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

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

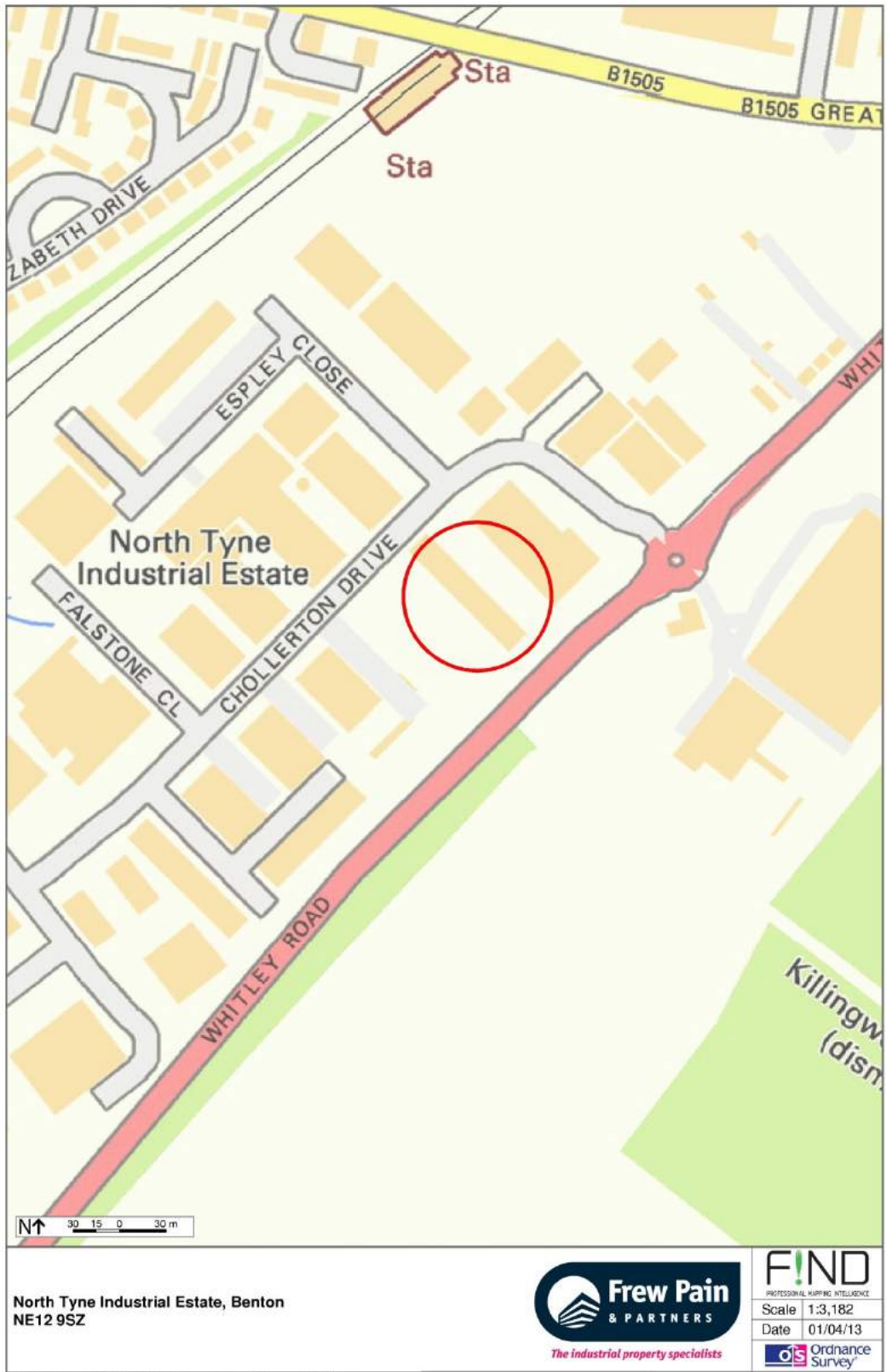
Or Joint agent

North East Commercial

Tel: 0191 487 8566

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