

To Let

Units 37A & 37B, North Tyne Ind. Est.,
Benton, Newcastle upon Tyne, NE12 9SZ



Semi-detached Industrial Warehouse Units 426.9 to 992.7 m² (4,595 to 10,685 sq ft)

- Well established industrial estate
- Available separately or can be combined to create large unit
- Good quality open plan production / storage space
- Well presented office accommodation (currently under refurbishment)
- Good access to the A19, A1058 Coast Road and Tyne Tunnel
- New FRI leases: from £22,000 PA

SITUATION

North Tyne Industrial Estate is situated on the A191 Whitley Road immediately opposite Asda Benton, approximately 4 miles to the East of Newcastle city centre and within 1 mile of the A19 Tyne Tunnel approach road.

The estate boasts a wide range of occupiers including Screwfix, Travis Perkins, BLP and Round the Twist across industrial, trade, distribution and leisure sectors.

Please refer to the attached map and plan for further information.

DESCRIPTION

Units 37A & 37B are adjoining semi-detached factory / warehouse units built in the 1990s. Both benefit from the following specification:

- Steel portal frame construction providing open plan factory / warehousing
- Brick/blockwork to dado level with insulated steel cladding to eaves
- Insulated steel sheet roof incorporating rooflights
- Clear internal height of 4.9 m
- Gas blower heating to warehouse areas
- Access via loading door (w 3.6 m x h 4.7 m)
- Office accommodation & WC facilities
- Mezzanine storage
- Central heating to offices via gas combi boiler
- 3 phase power supply, water & gas

ENERGY PERFORMANCE

The properties have the following Energy Performance Asset Ratings.

Unit 37A - Pending

Unit 37B – C (55)

Further information is available on request.

For further details please contact:

Hansteen

Craig Johnson
0191 415 9415
craig.johnson@hansteen.co.uk



ACCOMMODATION

The properties has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the floor areas are presented as follows:

Description	m ²	sq ft
Unit 37A		
Factory / Warehouse	399.7	4,302
Ground floor office & amenities	77.8	837
First floor mezzanine	88.3	950
Total	565.8	6,090
Unit 37B		
Factory / Warehouse	300.9	3,239
Ground floor office & amenities	64.4	694
First floor stores	61.6	663
Total	426.9	4,595
Combined Total	992.7	10,685

RENT & RATEABLE VALUE

The units are available on new fully repairing and insuring leases (FRI) for a term of years to be agreed. Rents and Rateable Values are presented below.

Unit	Rent (PA)	Rateable Value	Est. rates payable
37A	£28,650	£44,500*	£21,360
37B	£22,000		

*The units are currently assessed in combination for rating purposes. Reassessment will be required if let individually.

VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

MARK PROUDLOCK
0191 5945019 or 07766 968891
Mark.proudlock@knightfrank.com

SIMON HAGGIE
0191 5945009 or 07798570603
Simon.haggie@knightfrank.com

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