# To Let

## Unit 41, North Tyne Industrial Est., Benton, Newcastle upon Tyne, NE12 9SZ

## Detached Industrial Warehouse Unit
## 1,087.6 m$^2$ (11,707 sq ft)

- Well established industrial estate
- Detached unit parking and service yard
- Good quality open plan production / storage space
- Well presented office accommodation
- Good access to the A19, A1058 Coast Road and Tyne Tunnel
- New FRI leases: from £56,950 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

Unit 41 is a detached factory / warehouse unit built in the 1990s. The property benefits 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 4.85 m
- Gas blower heating to warehouse areas
- Access via loading door (w 3.6 m x h 4.75 m)
- Two-storey office accommodation & WC facilities
- Central heating to offices via gas combi boiler
- 3 phase power supply, water & gas
- Service yard

# ENERGY PERFPORMANCE

The properties have the following Energy Performance Asset Ratings.

Unit 41 – D(84)

Further information is available on request.

# ACCOMMODATION

The property 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 | m² | sq ft |
|---|---|---|
| Factory / Warehouse | 782.6 | 8,424 |
| Ground floor office & amenities | 152.7 | 1,643 |
| First floor office | 152.3 | 1,640 |
| **Total** | **1,087.6** | **11,707** |

# RATEABLE VALUE (RV)

The unit is currently assessed in combination with Unit 40 and will need separate assessment. Based on the current Valuation Office Agency rating entry the RV for Unit 41 is approximately £41,318. It is estimated therefore that the rates payable will be circa £21,000.

Please visit www.voa.gov.uk for further information.

# LEASE TERMS

The unit is available on a new fully repairing and insuring lease (FRI) for a term of years to be agreed at a rent of £56,950 per annum

# 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.

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Particulars: Feb 2019 / Image: May 2018


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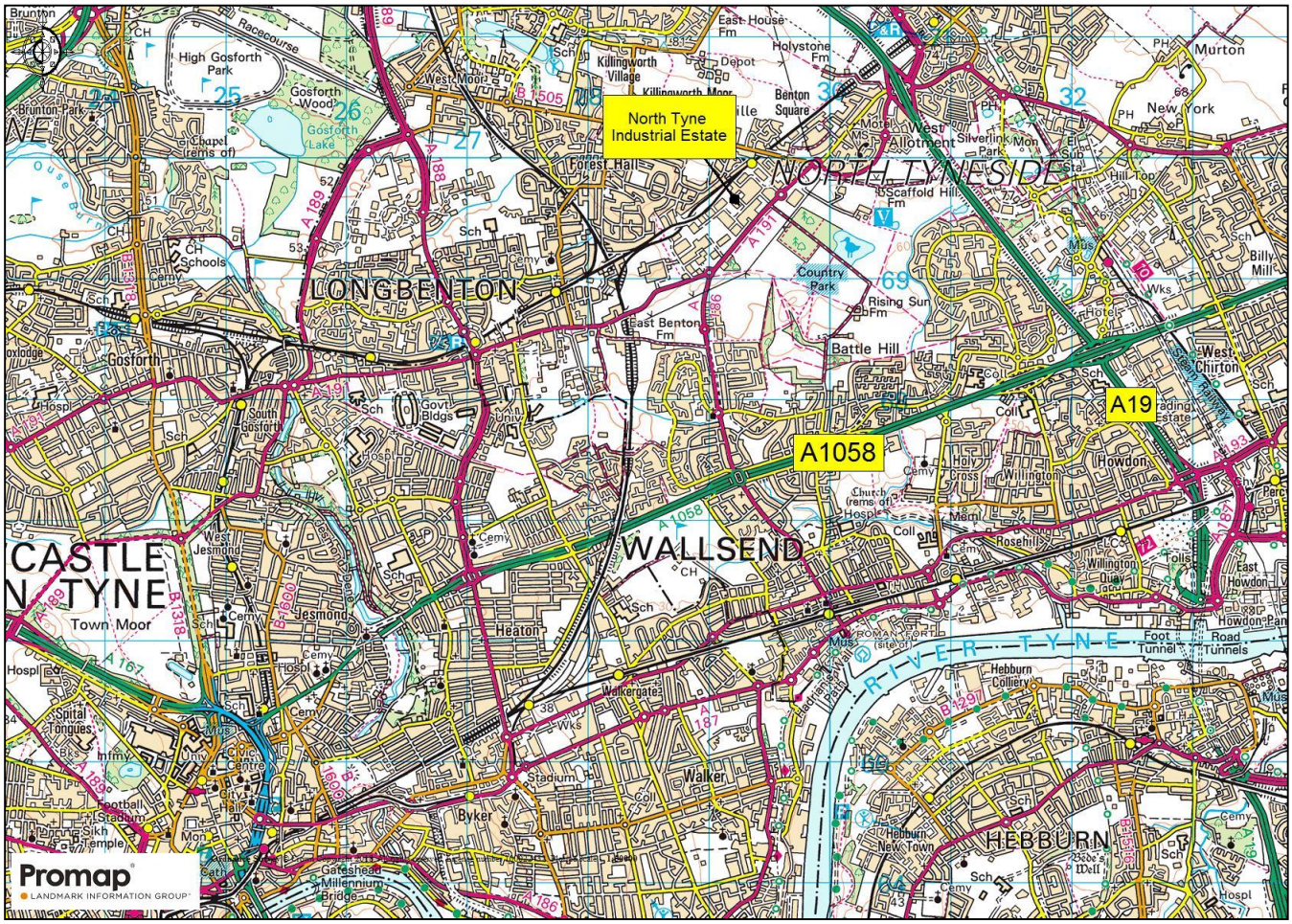
North Tyne Industrial Estate
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WALLSEND
CASTLE N TYNE
HEBBURN
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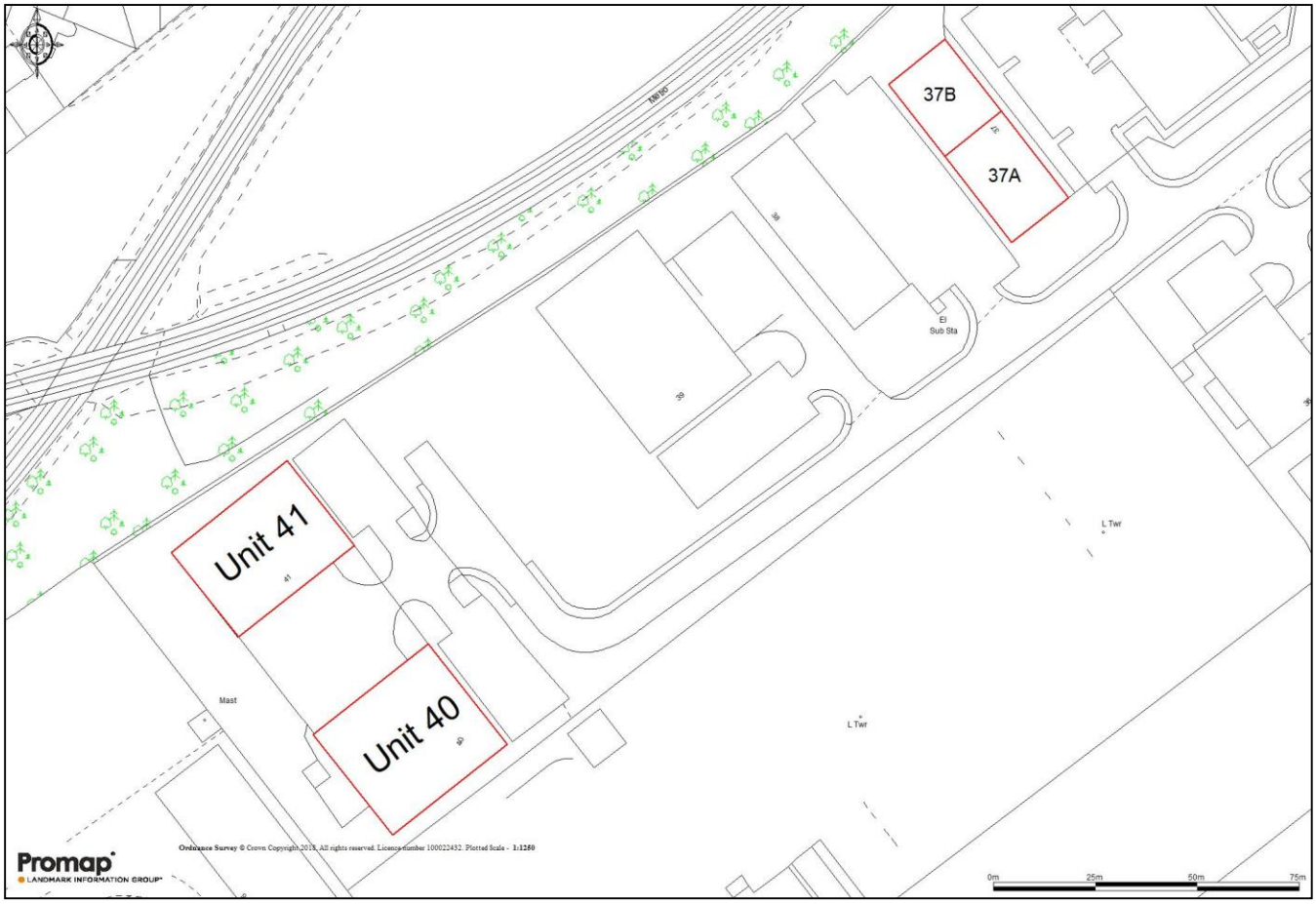
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