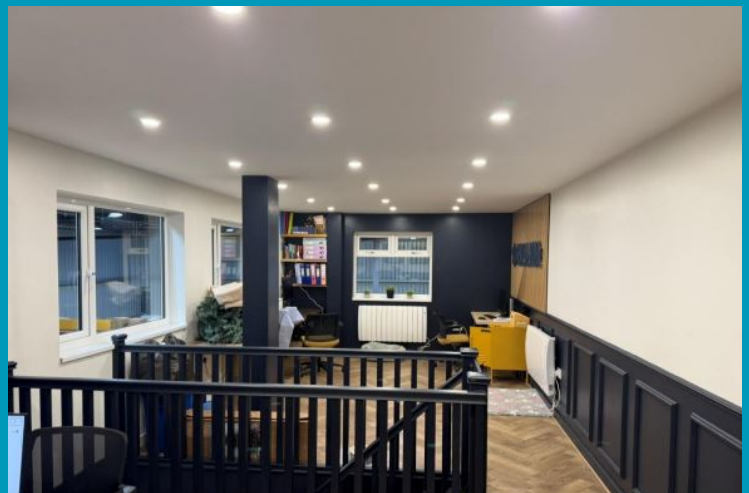


TO LET Unit 3C & 3D
Bellway Industrial Estate
Newcastle Upon Tyne
NE12 9SA



SELF CONTAINED END TERRACE WAREHOUSE WITH OFFICES TO LET

- ESTABLISHED ESTATE WITH EXCELLENT COMMUNICATION LINKS
- TOTAL GIA: 548.25 M2 (5,901 SQ FT)
- SECURE ESTATE
- PARKING



UNIT 3C & 3D, BENTON BUSINESS PARK, BELLWAY INDUSTRIAL ESTATE, LONGBENTON, NEWCASTLE UPON TYNE, TYNE AND WEAR, NE12 9SA

The property comprises a modern, self-contained warehouse with ancillary office accommodation, situated within a secure estate.

The warehouse is of steel portal frame construction with block and brickwork walls and profile metal cladding to all elevations, beneath a pitched roof incorporating roof lights.

Internally, the warehouse benefits from two automatic full-height security roller shutter doors (4.2m x 2.9m and 4.6m x 4.3m), LED lighting throughout, and an effective eaves height of approximately 5.3 metres (rising to an apex height of circa 5.9 metres).

The property also includes a separate internal two-storey office block, providing WC and welfare facilities.

In addition, Unit 3D (adjoining and accessed via a first-floor interconnecting door) provides ground floor storage accommodation with roller shutter access (2.4m x 2.4m), together with internal stairs leading to first and second floor office accommodation. These offices are fitted to a high standard and benefit from suspended ceilings with recessed LED lighting, carpeted floors, and UPVC double-glazed windows.

Externally, the property benefits from a small, dedicated fenced yard and on-site car parking to the front.

Location

Benton Business Park is situated within the well-established Bellway Industrial Estate in Longbenton.

The estate benefits from excellent communication links, being approximately four miles from Newcastle city centre and within one mile of the A19, providing convenient access to the wider regional road network to both the north and south.

Accommodation

From onsite measurements we understand the property has the following GIA:

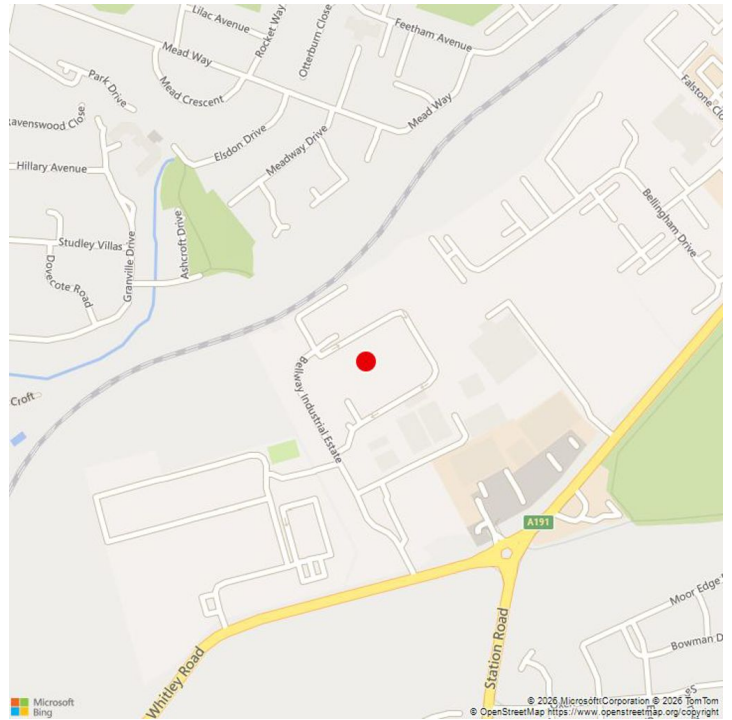
Unit 3C
Warehouse 248.46 m2
Offices (ground and first floor)
72.20 m2

UNIT 3D
Ground floor stores 73.8m2
First / Second Floor
offices 153.79 m2

TOTAL GIA 548.25 M2
(5,901 SQ FT)

Legal Costs

Each party will be responsible for their own legal / professional fees.



Additional Information

Rent

£44,000 Per Annum

EPC

Full details upon request.

Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd
For further information please contact:

Vanessa Mokwena
01227770587
vanessa@azurepc.co.uk

TOTAL	5,901	548.2
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Business Rates

Following an enquiry on the Valuation Office website we have ascertained that the property has the following

Rateable Value:
Unit 3A: RV £10,500
Unit 3D : RV TBC