

TO LET Unit 3B
Bellway Industrial Estate
Newcastle Upon Tyne
NE12 9SA



INDUSTRIAL / WAREHOUSE UNIT

- 3,234 sq ft (300.35 sq m)
- Established commercial location
- Roller shutter loading door
- LED lighting
- WC facilities
- Dedicated parking



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

A self-contained industrial / warehouse unit situated within Benton Business Park on the established Bellway Industrial Estate, Longbenton.

The property comprises a mid-terrace warehouse unit of steel portal frame construction with brick and profile-clad elevations beneath a pitched roof incorporating translucent roof lights. The accommodation provides predominantly open-plan warehouse space together with WC facilities and ancillary storage accommodation.

The unit benefits from an electrically operated roller shutter loading door, LED lighting and dedicated parking.

Location

Benton Business Park forms part of the well-established Bellway Industrial Estate in Longbenton, approximately 4 miles north east of Newcastle city centre.

The estate benefits from excellent road communications, being within close proximity to the A19, providing direct access to the A1(M), Tyne Tunnel and the wider North East road network. Benton Metro Station is located nearby, offering convenient public transport links.

The surrounding estate is home to a range of industrial, warehouse, trade counter and business occupiers, making it a popular commercial location.

Accommodation

TOTAL	3,234	300.44
--------------	--------------	---------------

Tenure

To let on new full repairing and insuring lease for a term of years to be agreed.

VAT

VAT applicable on the rent and other outgoings

Planning Information

The property is considered suitable for warehouse, storage, distribution, light industrial and trade counter uses, subject to any necessary planning consents.

Services

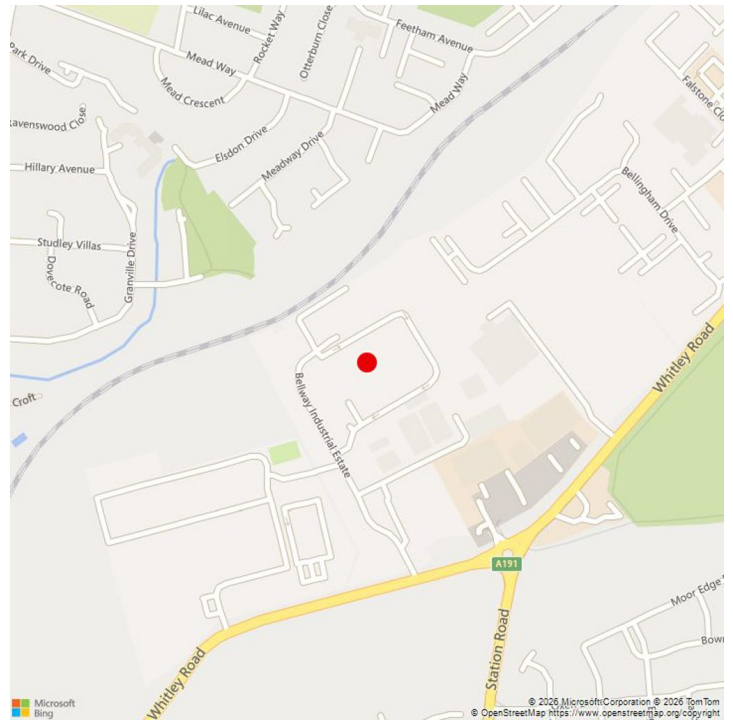
All main services are connected to the building including electric, water, drainage and gas

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Tenure & Terms

The property is offered To Let by way of a new Full Repairing and Insuring (FRI) lease, subject to contract.



Additional Information

Rent

£25,000 Per Annum

EPC

Full details available 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