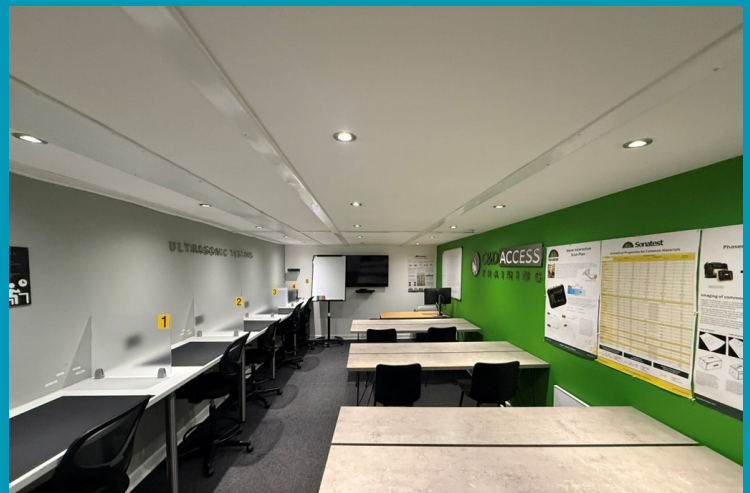


TO LET Unit 2B
Bellway Industrial Estate
Newcastle Upon Tyne
NE12 9SA



WAREHOUSE / INDUSTRIAL UNIT WITH OFFICES TO LET - 5,657 SQ FT

- Self-contained warehouse with offices
- Approx. 5,657 sq ft (526.37 sq m)
- Dedicated parking
- Roller shutter loading door
- LED lighting
- Established industrial location



UNIT 2B, BENTON BUSINESS PARK, BELLWAY INDUSTRIAL ESTATE, LONGBENTON, NEWCASTLE UPON TYNE, TYNE AND WEAR, NE12 9SA

A self-contained mid-terrace warehouse unit with offices located within the popular Benton Business Park on the established Bellway Industrial Estate, Longbenton.

The property benefits from excellent road communications, situated approximately 4 miles from Newcastle city centre and within easy reach of the A19, providing convenient access throughout the North East region.

Internally, the accommodation comprises warehouse space together with office and training room accommodation arranged over the first floor. The warehouse benefits from an electrically operated roller shutter loading door, LED lighting, WC facilities and dedicated on-site parking.

Location

Benton Business Park forms part of the established Bellway Industrial Estate in Longbenton, approximately 4 miles from Newcastle city centre. The estate benefits from excellent access to the A19, providing convenient links to the A1(M), Tyne Tunnel and the wider North East road network. Benton Metro Station is located nearby, offering additional public transport connectivity. The estate is a popular commercial location occupied by a range of industrial, warehouse and trade counter businesses.

Accommodation

Ground Floor Warehouse: 268.66 sq m (2,892 sq ft)
First Floor Offices / Training Rooms: 79.03 sq m (851 sq ft)
Mezzanine Area: 178.74 sq m (1,924 sq ft)
Total: 526.37 sq m (5,657 sq ft)

TOTAL	5,667	526.46
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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

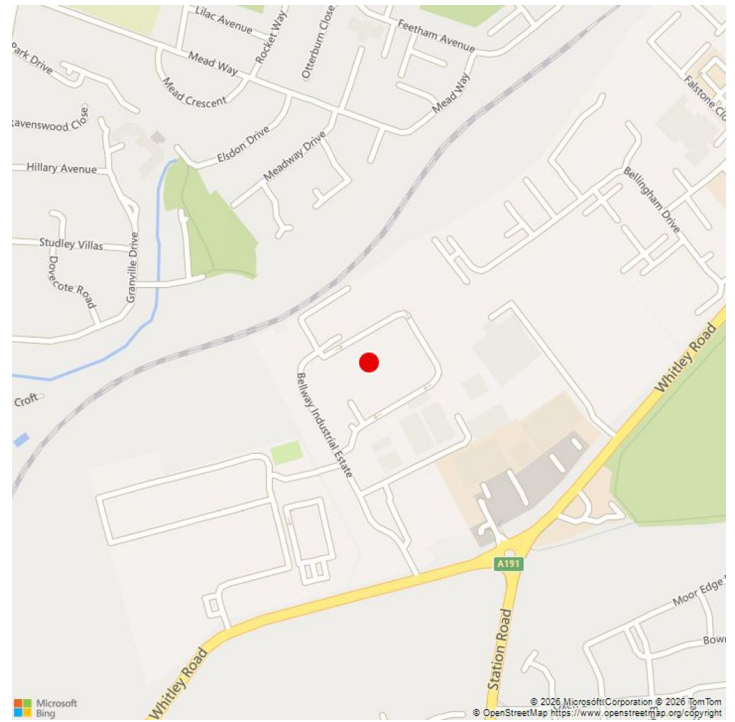
We understand the property benefits from planning consent for industrial and warehouse use falling within Use Class B2 (General Industrial) and/or Use Class B8 (Storage & Distribution). Interested parties are advised to make their own enquiries with the Local Planning Authority regarding their proposed use.

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

£40,000 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