



Sanderson
Weatherall

HIGH QUALITY INDUSTRIAL/OFFICE BUILDING TO LET / MAY SELL



THE COMMUNIS BUILDING, BALLIOL BUSINESS PARK WEST, BENTON LANE, NEWCASTLE UPON TYNE NE12 8EW

sw.co.uk



Location

The subject property is situated on Balliol Business Park, which is easily accessible and sits to the west of the A188 Benton Road approximately 5 miles north east of Newcastle City Centre.

The A1 and A19 trunk roads are within easy reach approximately 3 miles from the property. Newcastle International Airport is about 15 minutes away and there is a bus and metro interchange within 5 minutes at Four Lane Ends.

Local occupiers include RM Manufacturing, Advance Electronics, Ringtons Tea and Greggs PLC.

Description

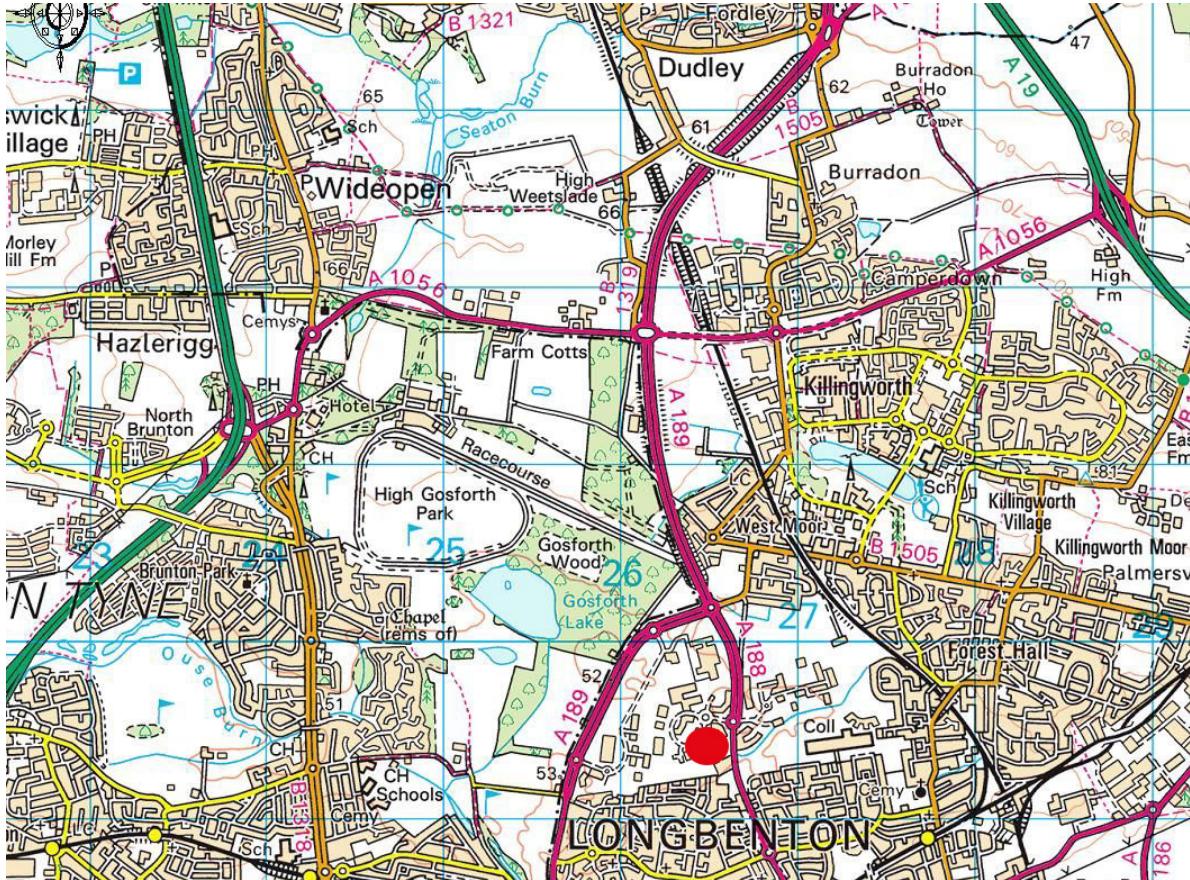
The subject property comprises of a detached high quality industrial/warehouse unit of steel portal frame construction to an eaves height of 8.2m. The unit incorporates a high quality two storey office including WC's and kitchen facilities with tiled entrance/reception/amenities area.

The warehouse/production area has a solid concrete floor, brick walls to dado level clad above with insulated profile metal sheeting and to the roof which incorporates translucent rooflights.

Heating is provided to the warehouse via gas warm air blowers and loading access is via 3 sectional up and over doors measuring 4.0m wide by 5.5m high.

The 2 story office section benefits from a raised access from carpet floor coverings, built in offices, suspended ceilings, LED lighting and a single passenger lift.

Externally the property benefits from a secure yard and car parking for c50 spaces. Accessed via a security gate which is part of a perimeter wide palacade fence.



Viewings and further information strictly by prior appointment with the agents:

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