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For Sale or To Let

**Former Macie Industries Premises, Wesley Way,
Benton Square Industrial Estate, Newcastle upon Tyne,
NE12 9TA**

- Extensive Factory Premises within this popular industrial estate.
- Total Floor Area: 3,648 m² (39,427 sqft).
- Two Storey Office & Ancillary Block.
- Securely enclosed site with two yard areas.
- Freehold Price: £825,000 or To Let: Rental of £95,000 per annum.

0191 221 2211

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

Situation

The popular and well established Benton Square Industrial Estate is located within half a mile of the Holystone Junction of the A19 and lies approximately six miles to the north east of Newcastle upon Tyne City Centre. Please see the attached Ordnance Survey plans which more accurately identify the position of the property.

Description

This steel framed unit is formed in four interconnecting bays, each of similar construction with cavity brickwork and insulated profile steel cladding to the external walls and roof areas, either built of single ply construction or insulated corrugated asbestos cement sheeting.

Within the envelope of the building is a part single, part two storey office and ancillary area which provides a series of private and general offices at ground floor level together with male & female WC facilities. At mezzanine level there is an open plan storage area and a series of private offices.

Each bay has reinforced concrete floors and an internal clear height of approximately 4.5 metres.

Externally, there are two service yards, the eastern one which has concrete surfacing and provides vehicular access to four loading doors. The western service yard is smaller and laid in tarmacadam surfacing and providing vehicular access to a large single loading door.

Car parking is provided immediately to the front of the offices.

Services

The property benefits from all mains services with the exception of gas. Heating to the office and ancillary block is by way of an oil fired boiler serving panel radiators. Lighting throughout the premises is by way of fluorescent strips.

Accommodation

The property provides the following gross internal areas:

Offices/WCs/Ancillary Block:	370 m ²	(3,973 sqft)
Mezzanine Offices:	174 m ²	(1,873 sqft)
Mezzanine Storage:	92 m ²	(989 sqft)
Factory Bay 1:	613 m ²	(6,600 sqft)
Factory Bay 2:	438 m ²	(4,711 sqft)
Factory Bay 3:	908 m ²	(9,777 sqft)
Factory Bay 4:	<u>1,054 m²</u>	<u>(11,339 sqft)</u>
	3,648 m ²	(39,262 sqft)

Site Area: 0.68 Hectares (1.672 Acres)

Rating

Only Bay 4 is currently assessed at a Rateable Value of £30,500 (also RV £30,500 in new 2017 list). The whole premises were previously assessed at Rateable Value £84,500.

Tenure

Freehold.

Terms

The unit is offered to let (following refurbishment) by way of a new lease at a rental of £95,000 per annum exclusive of rates or for sale 'as is' and offers are sought in the region of £825,000.

VAT

The property is elected for VAT and therefore all figures quoted will be subject to VAT at the prevailing rate.

Energy Performance Assessment

The unit has an EPC rating of F136.

Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Particulars: Updated Dec 2016 Image: November 2008

Important Notice

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Newcastle upon Tyne



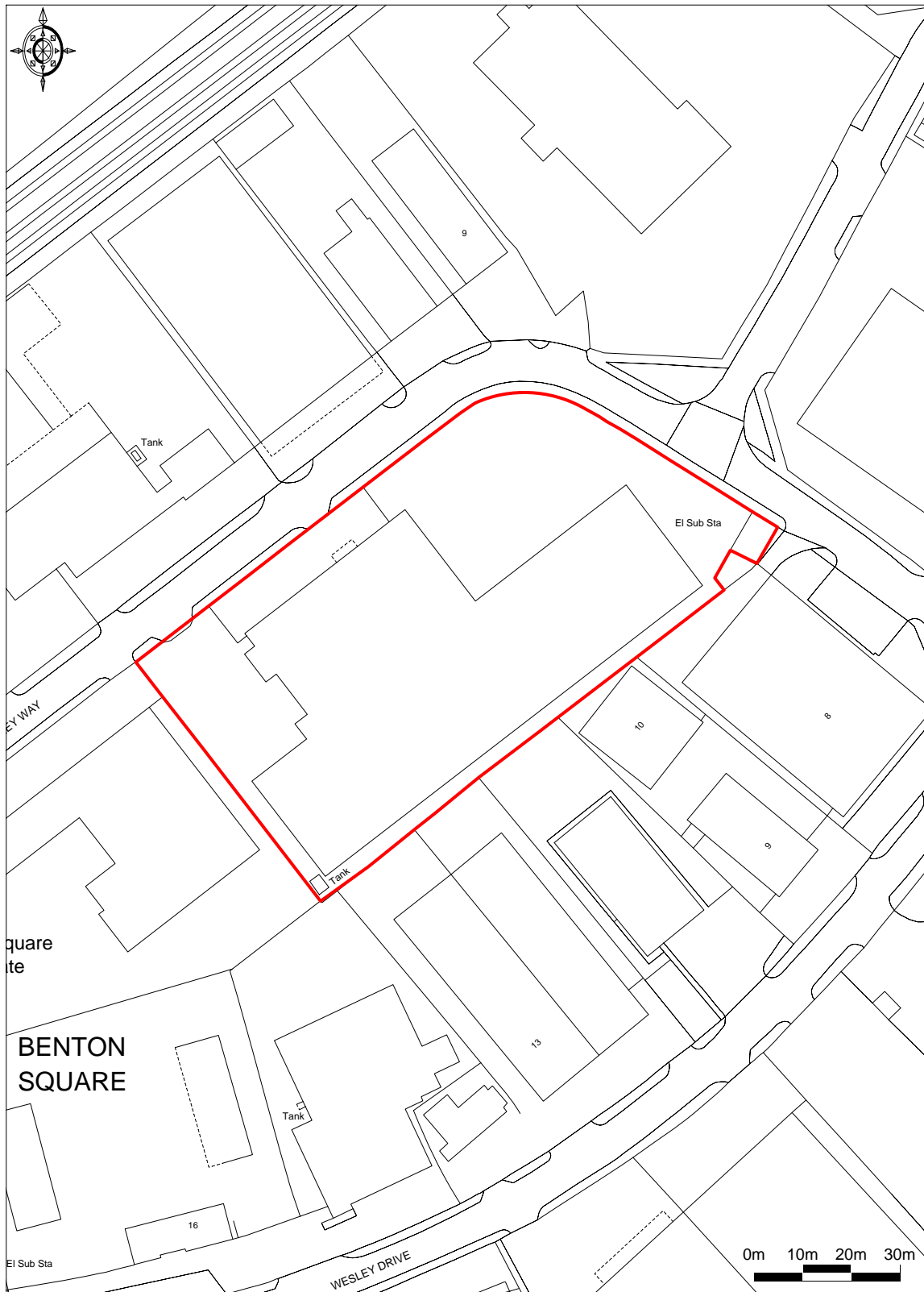
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Macie - Benton Square - map

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Macie - Benton Square - plan

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