

to let

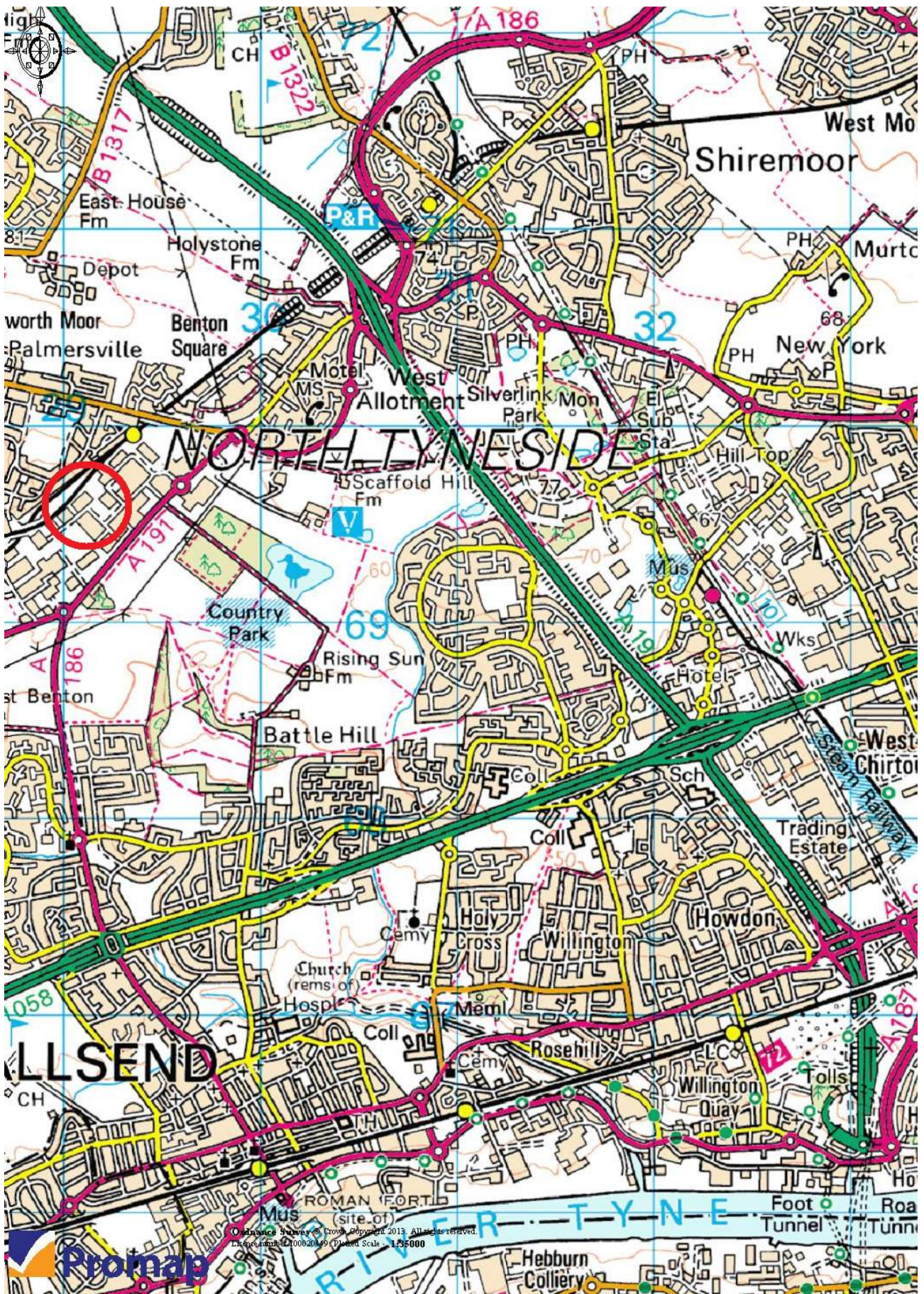
PRELIMINARY DETAILS

**UNIT 45 & 46
33 BELLINGHAM DRIVE
NORTH TYNE INDUSTRIAL ESTATE
WHITLEY ROAD
NEWCASTLE UPON TYNE
NE12 9SZ**



- **RECENTLY REFURBISHED WORKSHOP/ WAREHOUSE UNITS WITHIN SELF-CONTAINED ESTATE**
- **GIA: 130.06 M² (1,400 SQ FT) – 260.12 M² (2,800 SQ FT)**
- **LAST REMAINING UNITS**
- **ADDITIONAL OFFICES TO LET**





LOCATION

The property is located around four miles to the north east of Newcastle city centre, at the well-established North Tyne Industrial Estate, which is accessed via the A191. The building is situated centrally and towards the rear of the estate, with access via Bellingham Drive.

The property is well positioned for access to the region's road network, with the Coast Road (A1058) 0.75 miles to the south and the A19 0.5 miles to the east. Palmersville Metro Station is a five minute walk to the north-east, offering access to Newcastle City Centre and the wider Tyneside conurbation.

North Tyne Industrial Estate has a good mix of both local and national operators including Travis Perkins, Ruskins Cash and Carry, Screwfix & Howdens Joinery.

The exact location is shown on the attached plan.

DESCRIPTION

The subject units form part of a terrace, which has been refurbished to offer good quality self-contained accommodation set within a secure estate.

Each unit offers vehicular access via a full height automatic roller shutter door with an eaves height of 6m raising to 8m to the rear.

Internally the units provide sodium lighting and concrete floors.

There is a newly installed CCTV system throughout the site with dedicated parking to the front of each unit with additional communal parking close by.

WC facilities are located within a shared toilet facility.

These units form part of a larger business centre where additional offices can be provided (details upon request).

The secure gated estate provides perimeter fencing along with soft landscaping to boundaries.

ACCOMMODATION

From onsite measurements the premises have the following GIA:

<u>Unit 45</u>	
Warehouse	130.06 M ²
<u>Unit 46</u>	
Warehouse	130.06 M ²
TOTAL GIA:	260.12 M² (2,800 SQ FT)

(Available in part or whole)

SERVICES

The property benefits from all mains services. (It is recommended that all interested parties contact the local service provides to ensure that the services are installed and operational).

BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises will need to be reassessed upon occupation.

TENURE

The property is available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

SERVICE CHARGE

A nominal service charge of £500 p.a is payable for the up keep and maintenance of common areas.

RENT

Our client is seeking a rent in the region of £16,800 p.a per unit.

Incentives may be available subject covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

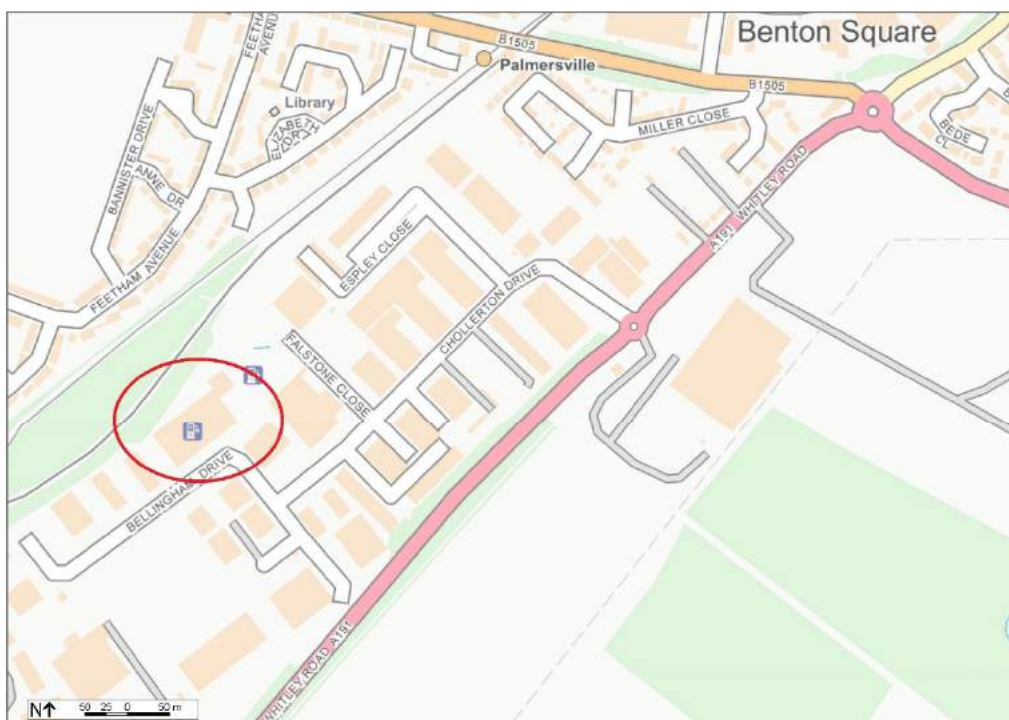
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May 2018





**BELLINGHAM DRIVE, NORTH TYNE INDUSTRIAL ESTATE, WHITLEY
ROAD, NEWCASTLE UPON TYNE, NE12 9SZ**



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PICTURE OF INDICATIVE UNIT WITHIN TERRACE

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