



P&G

To Let

Pickfords

Euro Car Parts

Electric Center

British Car Auctions

Arnold Clark Seat

Bell Truck & Van

The Range

Wynsors

Xercise4less

Bellway
Industrial Estate
Longbenton, Newcastle
NE12 9SQ

A186

A191

Davidsons Vauxhall

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m seven
REAL ESTATE

Situation

Bellway Industrial Estate is situated on the A191 Whitley Road approximately 4 miles to east of Newcastle city centre and 1 mile west of the A19 Tyne Tunnel approach road.

The immediate area boasts a wide range of uses including car showrooms, out of town retailing and leisure as well as more traditional trade park, industrial and logistics uses.

Nearby occupiers include Arnold Clark, Xercise4less, The Range, Euro Car Parts and Electric Center.

Please refer to the map and plan for further information.

Description

There are currently 4 available units which form a full terrace within the estate. The units have the following features:

- Steel portal frame construction providing open plan storage / production space
- Brick/blockwork to dado level with insulated steel cladding to eaves
- Insulated steel sheet roofs incorporating rooflights
- Clear internal heights of 5 m
- Vehicular access via 1 no. roller door to each unit
- WC facilities
- 3 phase power supply, water & gas

Opportunity to combine adjacent units to increase floor area available.

Accommodation

The units have been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the floor areas presented as follows.

Unit	m ²	sq ft
Unit 4	346.6	3,731
Unit 5	351.4	3,782
Unit 6	352.2	3,791
Unit 7	347.4	3,740

Please note, adjacent units can be combined to offer up to 1,397.5 m² (15,044 sq ft).

Terms

The units are available on new FRI leases for a term of years to be agreed at the following rents.

Unit	Rent PA	EPC Rating
Unit 4	£20,525	E (113)
Unit 5	£20,800	D (91)
Unit 6	£20,850	D (76)
Unit 7	£22,450	D (100)

Further Information

Contact joint agents:



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