

TO LET (MAY SELL)

Unit 9A, North Tyne Industrial Estate,
Newcastle upon Tyne, NE12 9SZ



Prominent Trade / Warehouse Unit 1,304.4 m² (14,040 sq ft)

- Excellent location on established trading estate
- Boasts occupiers including Screwfix, Toolstation, Travis Perkins and Howdens
- High quality showroom / trade area with warehouse / workshop to rear
- Rent £59,500 per annum exclusive
- Sale Price: £575,000

Situation

North Tyne Industrial Estate is situated on the A191 Whitley Road immediately opposite Asda Benton, approximately 4 miles to the East of Newcastle city centre and within 1 mile of the A19 Tyne Tunnel approach road.

The estate boasts a wide range of occupiers including Screwfix, Travis Perkins, BLP and Round the Twist across industrial, trade, distribution and leisure sectors.

Please refer to the attached map and plan for further information.

Description

Unit 9A was refurbished in 2016 including new roof and cladding and benefits from the following:

- Steel portal frame construction
- LED lighting throughout
- Internal height of 4.6m
- Insulated cladding and roof
- Roller shutter door to the rear (w:3.6 x h:3.5m)
- Staff facilities including WCs & kitchen area
- Dedicated car parking adjacent to the unit
- 3 phase electricity
- High quality showroom space

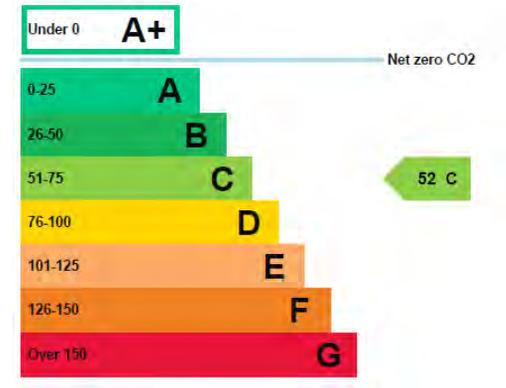
Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and the measured floor areas are set out as follows:

	m ²	Sq Ft
Warehouse	589.1	6,341
Showroom	321.9	3,465
Mezzanine	393.4	4,235
Total	1,304.4	14,040

Energy Performance

The property has an Energy Performance Asset Rating of C52.



Rateable Value

The property has Rateable Value of £55,000 effective April 2023.

Terms

The unit is offered to let by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £59,500 per annum exclusive.

Offers to purchase are invited in the region of £575,000.

VAT

All prices and rents are subject to Value Added Tax (VAT) at the prevailing rate.

Viewing

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

For further details please contact:



MARK PROUDLOCK
0191 594 5019 or 07766 968891
Mark.proudlock@knightfrank.com

JAMIE PARKER
0191 594 5026 or 07974 398194
Jamie.parker@knightfrank.com

Subject to Contract

Particulars: February 2025
Images: February 2025



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