

to let



The industrial property specialists

UNIT 20 BRUNSWICK INDUSTRIAL ESTATE BRUNSWICK VILLAGE NEWCASTLE UPON TYNE NE13 7BA



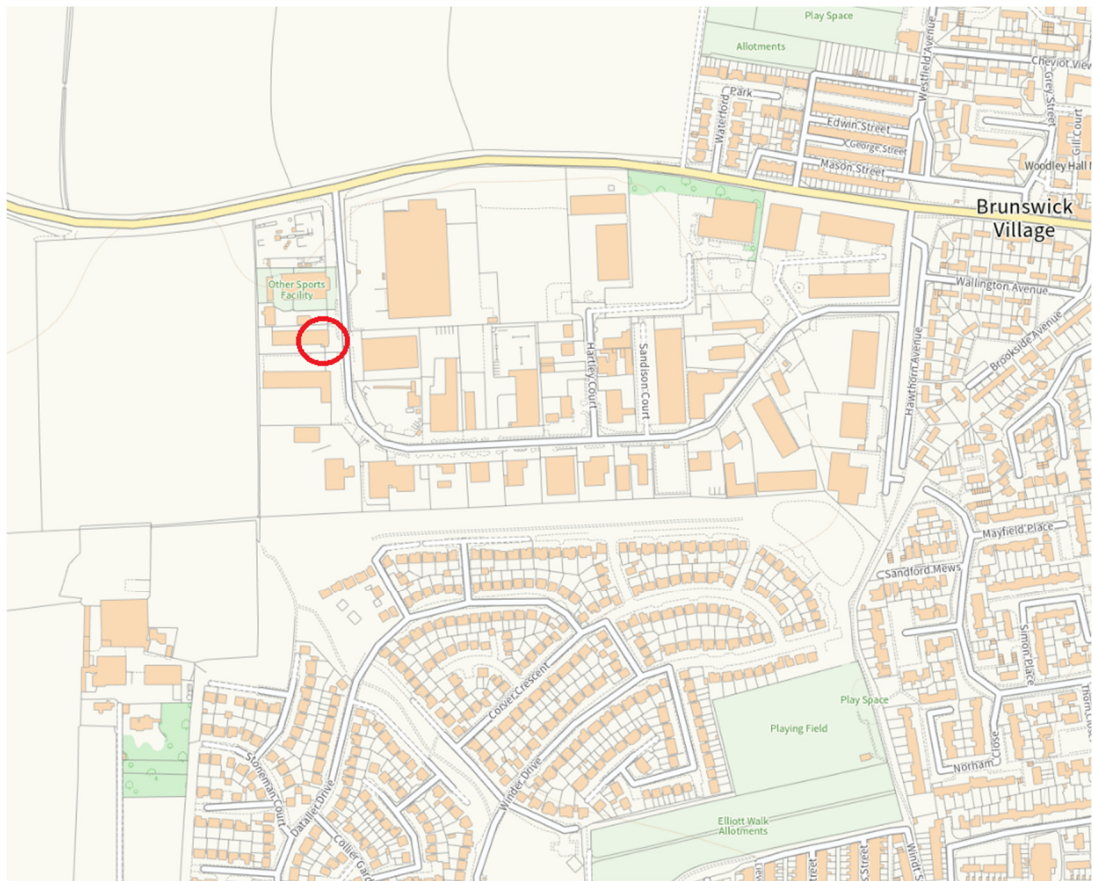
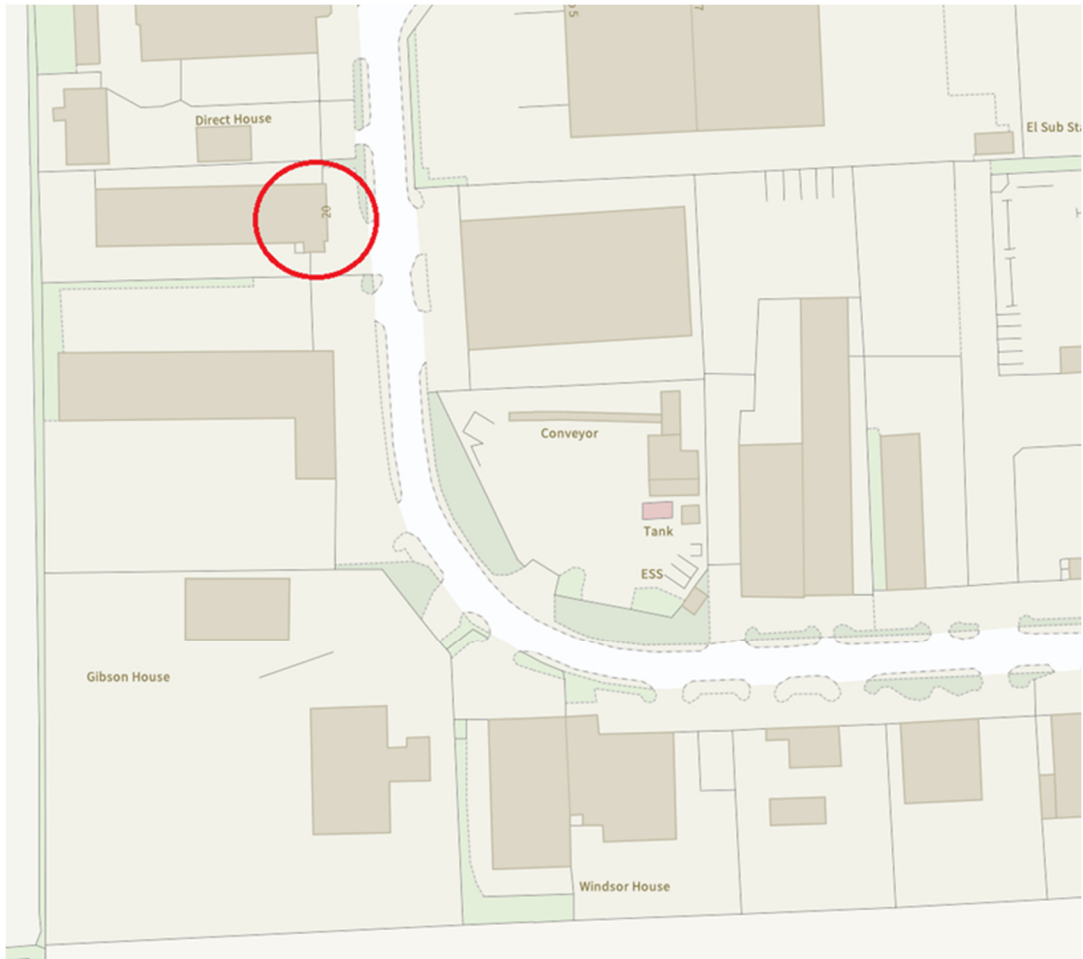
- END TERRACE, SHOWROOM / WAREHOUSE WITH OFFICE ACCOMMODATION
- GIA : 337.39 M² (3,632 SQ FT) INC MEZZANINE FLOOR
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- RENT £21,000 PA. EXC
- TO BE REFURBISHED / AVAILABLE 1 DECEMBER 2024

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Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





LOCATION

The subject premises are located on Brunswick Industrial Estate, Newcastle upon Tyne.

Brunswick Industrial Estate lies directly north of Newcastle upon Tyne, approximately 6 miles North of Newcastle City Centre and 2 miles from Newcastle International Airport.

Located on the outskirts of Brunswick village, the Estate benefits from good communication links with the A1(M) western bypass, several minutes' drive away.

The surrounding area is principally commercial with residential, leisure and retail close by.

The exact location is shown on the attached plan.

DESCRIPTION

The property comprises of an end terrace showroom / workshop with offices and dedicated car parking.

Constructed of concrete portal frame design with brick / block walls with insulated asbestos sheet roof over incorporating skylights.

Vehicular access is via a security roller shutter door to the workshop (3.0m * 3.0m) providing concrete floors, strip lighting and an effective eaves height of 3.1m rising to 5.5m at the Apex.

Internally there is a showroom area and selection of cellular

offices with WC and welfare facilities.

Above the offices is a mezzanine store with access via an internal staircase.

Externally there is dedicated car parking with good frontage and visibility from the internal estate road.

ACCOMMODATION

From onsite measurements the premises have the following Gross Internal Area:

Office / Showroom / WC	133.52m ²
Warehouse / Stores	136.26 m ²
Mezzanine floor	67.61 m ²
Total GIA:	337.39 M² (3,632 SQ FT)

SERVICES

The property benefits from all mains services, including electric, water and drainage.

The premises also benefit from 11.3Kw of solar panels. (Full details upon request).

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational).

BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises are assessed at:

RV £10,000 (As from 1.4.2023)

(It is recommended that all interested parties contact the Local Authority to confirm these figures).

TENURE

The site and premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking a rent in the region of £21,000 p.a. exc.

Incentives may be available subject to covenant and lease term.

RENT BOND

A rent bond of 3 months will be required to be held by the landlord for the duration of the lease.

ENERGY PERFORMANCE CERTIFICATE

Full details 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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October 2024





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