

to let



The industrial property specialists

**UNIT 2A
WINDSOR HOUSE
BRUNSWICK INDUSTRIAL ESTATE
BRUNSWICK VILLAGE
NEWCASTLE UPON TYNE
NE13 7BA**

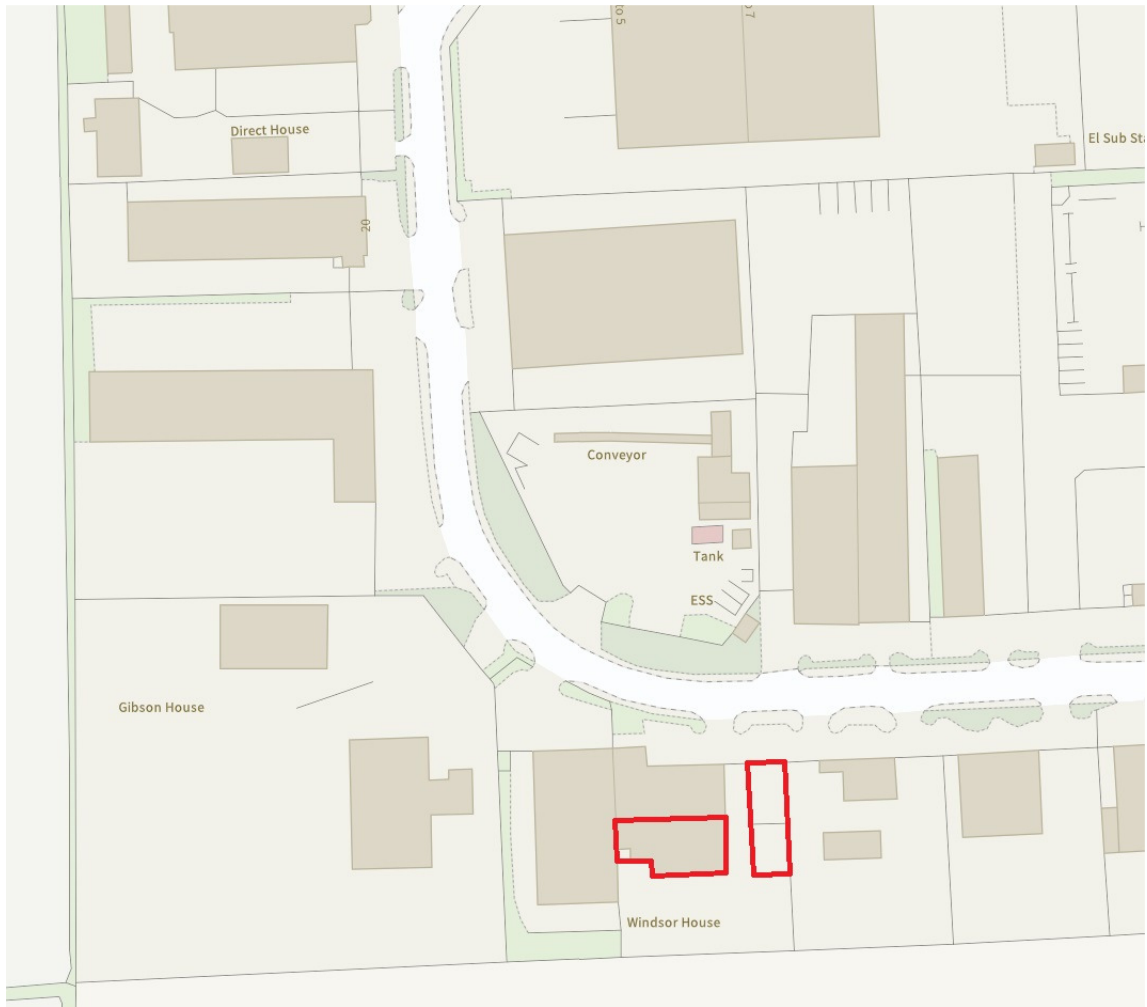


- END TERRACE, WORKSHOP / WAREHOUSE WITH OFFICE / STORES AND YARD
- GIA: 287.99M² (3,100 SQ FT)
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- RENT £22,000 PA. EXC
- AVAILABLE 1 MAY 2025

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



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 workshop / warehouse with yard.

Constructed of steel portal frame design with brick infill walls and insulated profile sheet cladding to part elevations and roof over incorporating roof lights.

Vehicular access is via a single automatic steel roller shutter door to the workshop (3.4 m * 4.6m) providing concrete floors, strip lighting and an effective eaves height of 4.5m (Apex 7.5m).

To the rear are separate stores and office area with separate WC facilities.

Car park and yard is located across the communal road way offering a secure tarmacadam area.

ACCOMMODATION

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

Workshop/ Warehouse
287.99 m²
(Inc office / stores and WC)

Total GIA: 287.99M²
(3,100 SQ FT)

SERVICES

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

(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 will need to be re assessed upon occupation.

(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 £22,000 p.a. exc.

Incentives may be available subject 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.

SERVICE CHARGE

A nominal service charge is payable of the up keep and maintenance of common areas.

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
Tel: 07841 871710
Email:
james.pain@frewpain.co.uk

March 25





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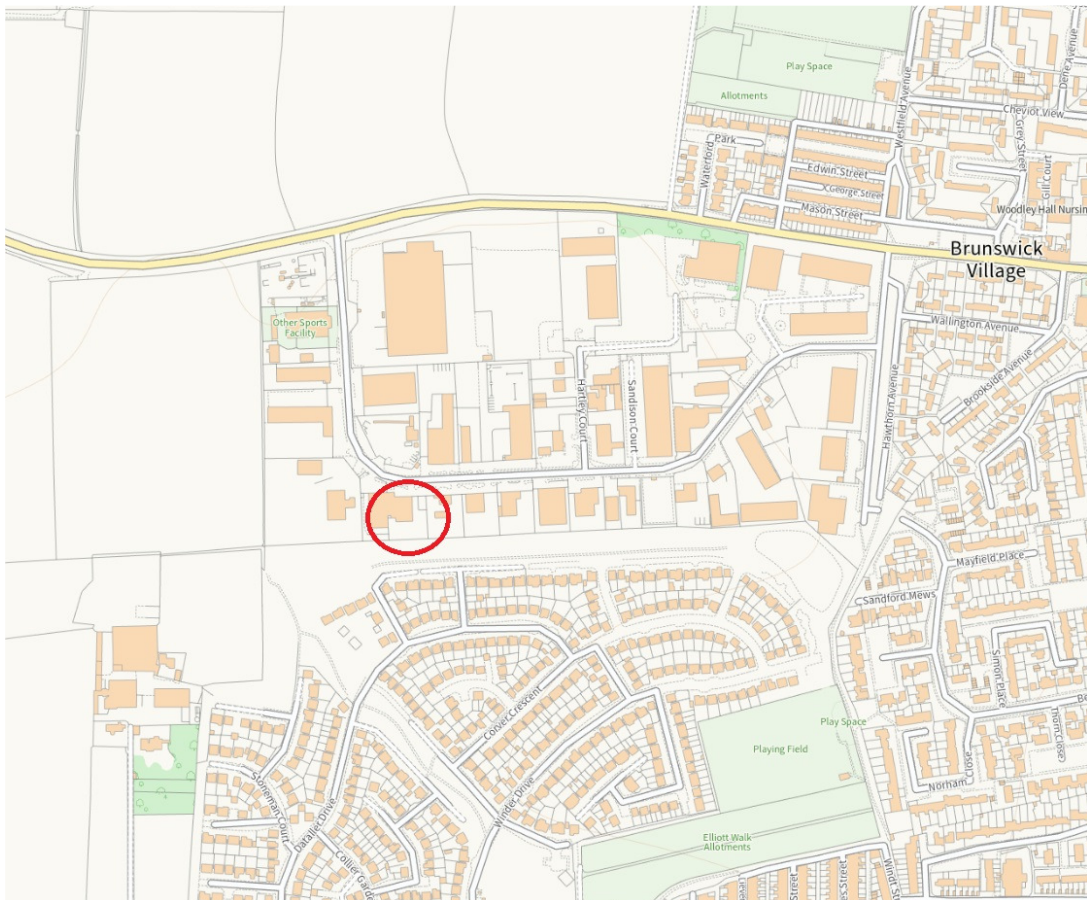
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