

FOR SALE / TO LET



- SELF CONTAINED YARD SET WITHIN A SECURED FENCED COMPOUND.
- ESTABLISHED TRADE LOCATION OPPOSITE ASDA.
- TOTAL SITE AREA: 0.32 HA (0.77 ACRES) OR THEREABOUTS.
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION.

CHOLLERTON DRIVE BUSINESS PARK, NORTH TYNE INDUSTRIAL ESTATE, WHITLEY ROAD, LONGBENTON, NEWCASTLE UPON TYNE, NE12 9SZ

LOCATION:

The subject site is located on Chollerton Drive Business Park, Chollerton Drive, North Tyne Industrial Estate, Benton, Newcastle upon Tyne. The estate is principally commercial offering a good mix of quasi retail and trade users, along with warehousing and manufacturing. Located towards the front of the estate, the site benefits from frontage and passing traffic onto Whitley Road (A191).

All local amenities and services are situated a short distance away coupled with ASDA supermarket and Northumberland Park metro station.

DESCRIPTION

The subject site which is level and rectangular in shape is available as an open plan storage yard / compound. The landlord will provide a new vehicular access onto the site, directly from Chollerton Drive. Currently the land is grassed and unsurfaced. Subject to the tenants request a selection of surfaces can be provided to the site, that being concrete, tarmacadam or hardcore.

The compound is secured by security fencing and is also monitored by CCTV. Additional works can be provided and additional rent added, subject to covenant and lease term.

SITE

From onsite measurements the total site area is calculated as follows:

SERVICES:

It is understood that all mains services are available to the site.

(All interested parties should satisfy themselves with the local service providers).

RATING LIABILITY

It is understood from the Local Rating Authority that the site will need to be reassessed upon occupation.

PLANNING

The site is suitable for a variety of uses, subject to planning permission

TENURE

Freehold.

Alternatively the premises are available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Incentives are available, subject to covenant strength and lease term.

PRICE

Upon Application

RENT

Our client is seeking offers in the region of £30,000 pa.

COSTS

The ingoing tenant will be responsible for our clients reasonable legal fees involved

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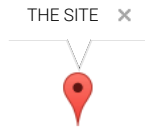
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Site Area 0.32ha (0.77acres) or thereabouts

with the preparation of the lease.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.



200 m

Map [Report a map error](#)