

**Warehouse HI, No. 33 Bellingham Drive, Benton, NE12 9SZ**  
**£25,000 Per Annum**

- MODERN INDUSTRIAL UNIT
- WELL CONNECTED INDUSTRIAL ESTATE
- ACCESS TO ONSITE FACILITIES
- 242sqm (2611sqft)
- CLOSE TO A19
- VAT PAYABLE

# Warehouse HI, No. 33 Bellingham Drive, Benton, NE12 9SZ

## £25,000 Per Annum

### LOCATION

No. 33 Newcastle, Benton is located at North Tyne Industrial Estate approximately four miles east of Newcastle city centre. The estate is accessed from the A19, Whitley Road which is one of the main routes carrying traffic from the city to the east of the region.

### SITUATION

The property is situated at the rear of the development alongside other warehouse units containing established businesses. There are a wide range of businesses located at North Tyneside Industrial Estate. These include sport and recreational occupiers, trade retail businesses and BCA car auctions. The location is also well served with a variety of services and facilities.

### DESCRIPTION

Warehouse HI is a modern steelframe production/warehouse property overlaid with brick and block with insulated profile sheeting above to elevations. The roof is also overlaid with insulated profile sheeting.

Internally the property benefits from a concrete floor, a minimum eaves height of 5.4m, two internal rooms and light storage above. Parking allocation is provided at the front of the unit.

The unit forms part of a larger development. There is access to a wide variety of facilities. These include toilets in various locations, meeting facilities and a large hub area for shared working. There is also a manned main reception and kitchen facilities. The site has office suites and internal workshops available to let. Please get in touch to find out current availability.

### ACCOMODATION

Warehouse H 125.44sqm (1350.2sqft)

Warehouse I 117.12sqft (1260.7sqft)

TOTAL GROSS INTERNAL FLOOR AREA 242.6sqm  
(2611sqft)

### ENERGY PERFORMANCE CERTIFICATES

We await a copy of the EPC.

### TERMS

Terms to be negotiated.

### SERVICE CHARGE

The current annual service charge for the unit is £480 + VAT, payable quarterly.

### SERVICES

Mains electricity.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to R A Jackson and Son LLP on this basis and where silent will be deemed net of VAT. We are advised VAT is payable at the prevailing rate.

### MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the applicants will be required to provide two forms of identification and proof of the source of income.

### CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales.

Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD. Tel. 0207 695 1535.



## FACILITIES

### Discover Number 33



#### Office Suites

Our office space varies in size, ranging from 13 square metres to over 93 square metres (150 square feet to over 1000 square feet) and boasts flexible working space that is generally open plan.



#### Workshop and Warehouse Space

Our workshop and warehouse space ranges in size from 46.5 square metres to 1,300 square metres (500 square feet to 14,000 square feet). Each workspace is clean and can often be configured to suit the requirements of each business.



#### Communal Space

Currently Number 33 offers a large hub area for shared working or hot-desking. This space can be booked out by the hour, day or week. This area benefits from free internet access.



#### Meeting Facilities

We have boardrooms that can be hired for any amount of time and in some circumstances we will let out a vacant office suite on a short term basis. Our hub area can also be used for more open plan, open space non-private meetings.



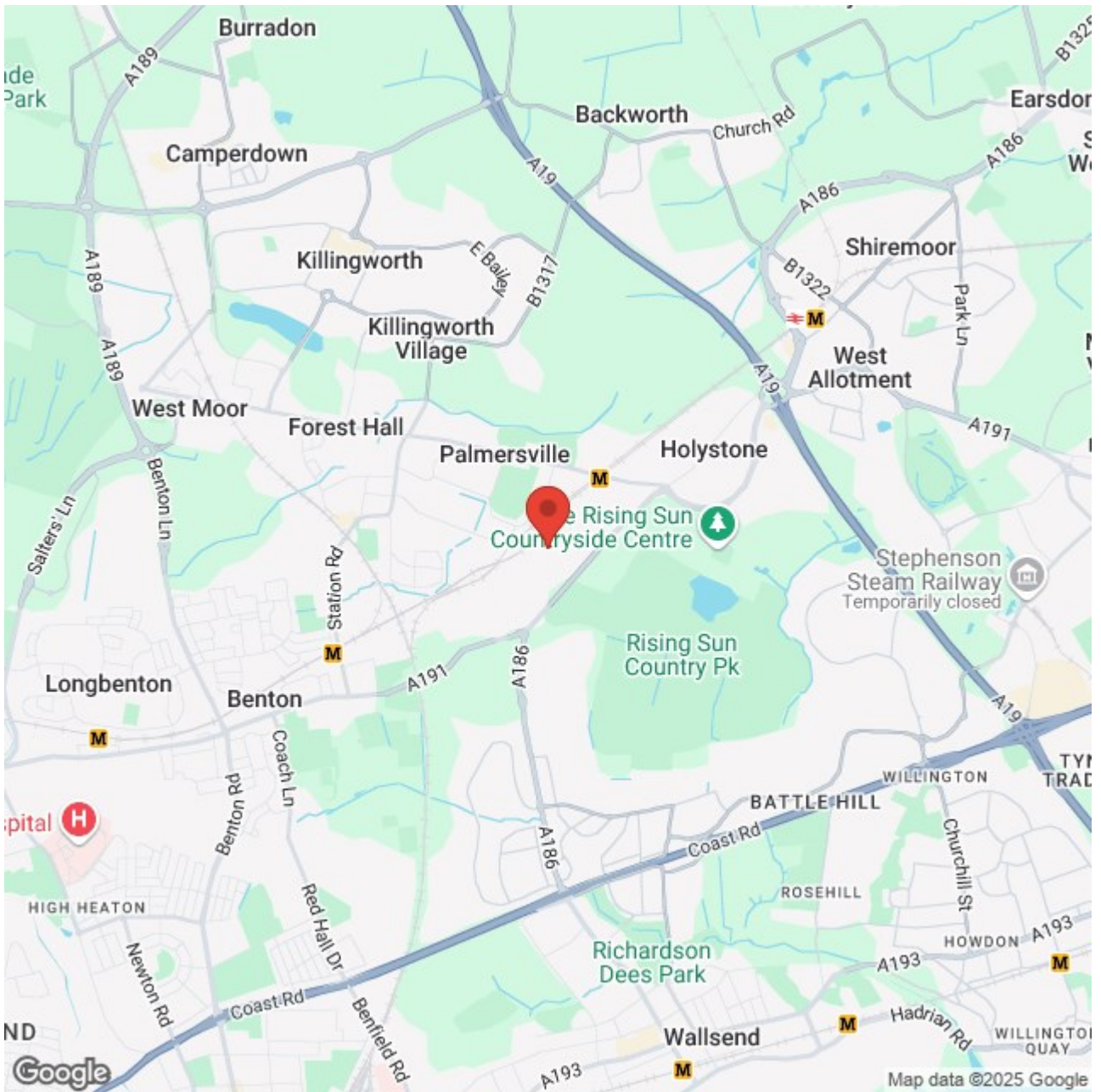
#### Virtual Office Facilities

Our virtual office facilities offer any individual or company the opportunity to use our address as their business address. We can also take your deliveries and store them securely until you have time to pick them up. Speak to us about how this could work for you.



#### Storage Facilities

From time to time, secure units become available that are ideal for storing a business's or individual's possessions. These spaces vary in size, so if you have a little or a lot, we should be able to accommodate.



# no. 33

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.