

# **Benfield Business Park**

Benfield Road, Newcastle upon Tyne NE6 4NQ

# **Industrial**

## **To Let**

Industrial warehouse  
and workshop units

# Benfield Business Park

Benfield Business Park is a vibrant business and leisure hub offering an eclectic mix of studio, workshop and storage space.

The park boasts a wide range of occupiers from service industries to engineering and wholesalers to fitness training.



## Location

Benfield Business Park is located on Benfield Road approximately 3 miles east of Newcastle City Centre.

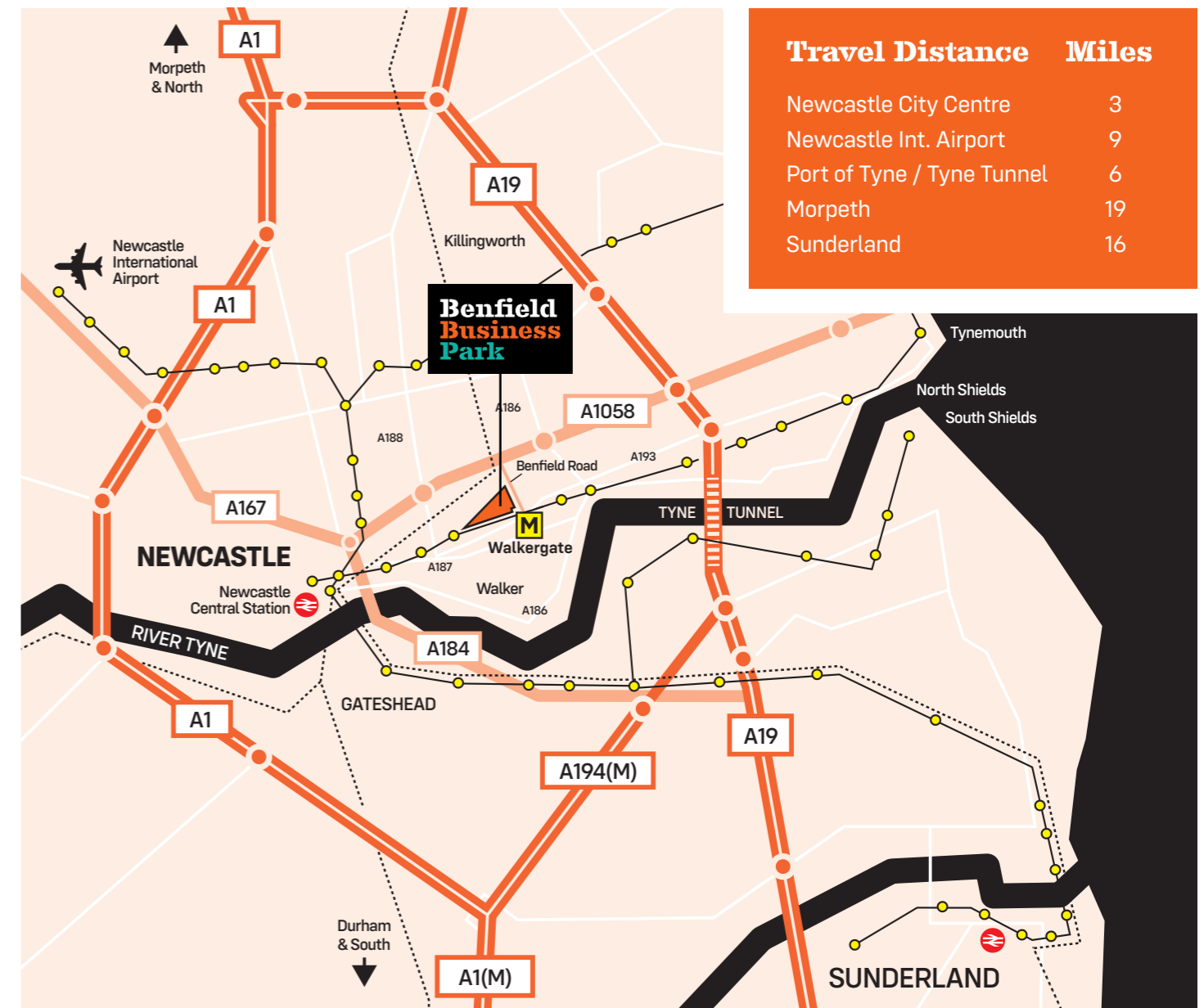
Benfield Road provides access to the A1058 Coast Road, connecting Newcastle City Centre with North Tyneside. The A1058 also provides access to the A19, one of the region's main north-south arterial routes.

Walkergate Metro Station is located adjacent to Benfield Business Park providing services to Newcastle City Centre, including the Newcastle Central Station as well as locations across Tyne & Wear.

Benfield Road is also served by a number of bus services providing access to those local and outlying areas not served by the Metro system.

## Occupiers include:

- Funshack
- Peacocks Medical Group
- Forest Master
- Eden Rock Climbing & Bouldering
- Almasty Brewing Co
- Anarchy Brew Co



# Benfield Business Park

## Industrial

UNIT	SQ M	SQ FT
A1	1,012	10,896
A2	931.70	10,029
A2a	464	4,990
A3	1,909	20,547
A4	1,217	13,096
A5	2,744	29,536
A6	1,071	11,523
<b>B1 AVAILABLE</b>	<b>923</b>	<b>9,939</b>
B2	477	5,136
<b>B3 AVAILABLE</b>	<b>932</b>	<b>10,038</b>
B4	485	5,225
B5	241	2,590
B6	172	1,850
B7	469	5,046
B8	418	4,500
D	276.7	2,978
<b>YARD AVAILABLE</b>	<b>526</b>	<b>5,663</b>
	<b>0.13 acres</b>	

## Studios

STUDIO	SQ M	SQ FT
1	338	3,641
2	294	3,167
<b>3 AVAILABLE</b>	<b>266</b>	<b>2,863</b>
4*	294	3,166
5*	292	3,148
6*	296	3,186
7	308	3,316

## Why Benfield?

- + On-site security
- + Estate wide CCTV
- + Established business and leisure uses
- + Generous parking provision
- + Well served by public transport
- + Proximity to Newcastle City Centre
- + Flexible studio accommodation
- + Wide ranging workshop and storage units
- + Competitive rentals



**Benfield**  
**Business Park**  
**Industrial**

Available Accommodation Schedule

# Industrial Unit B1

9,939 sq ft (923.36 sq m)

The unit will be refurbished prior to new tenant taking occupation



## Description

The unit is a mid-terraced industrial unit with brick elevations, steel roof trusses above and a pitched roof including skylights.

The floor is concrete, and the unit will be lit by LED lighting.

There is a manually operated roller shutter door along with a pedestrian entrance.

WC and kitchenette facilities are planned to be installed prior to a new tenant taking occupation.

## Quoting Terms

The quoting rent is £49,750 exclusive per annum.

## Service Charge/ Buildings Insurance

On application.

## Rateable Value

Rateable Value from April 2023 is £24,000.

## EPC

The unit has a current rating of B47.

## Legal Costs

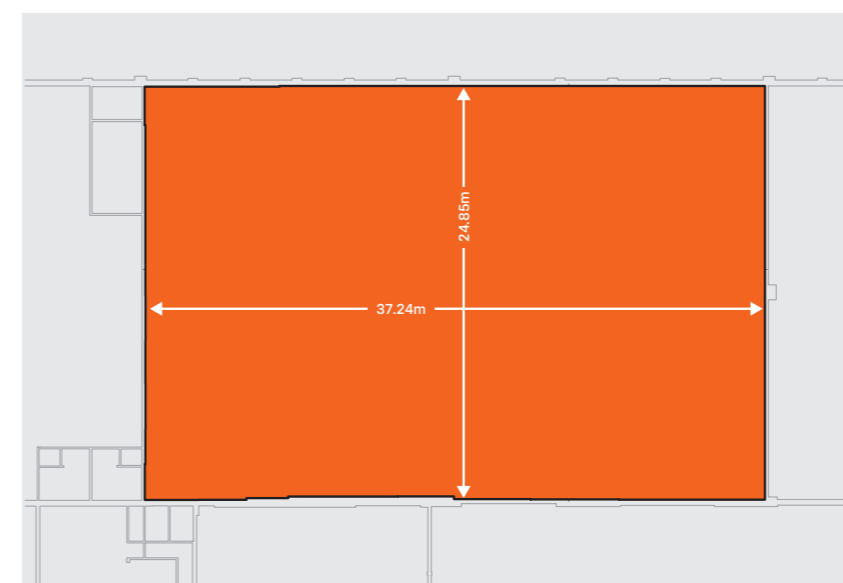
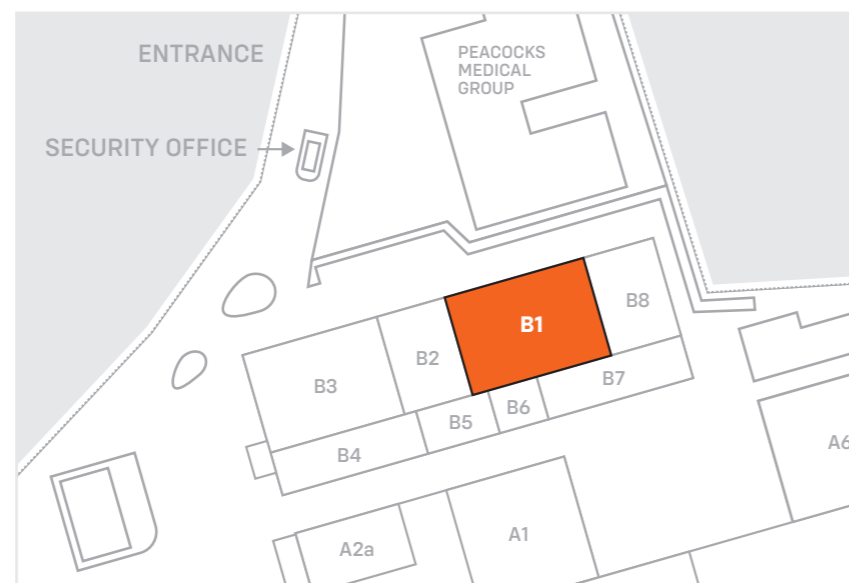
Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## Why Unit B1?

- ✦ On-site security
- ✦ Generous parking provision
- ✦ Well served by public transport
- ✦ Close proximity to Newcastle City Centre
- ✦ New WC & kitchenette to be fitted



# Industrial Unit B3

10,038 sq ft (932.56 sq m)

The unit will be refurbished prior to new tenant taking occupation



## Description

The unit is an end terrace industrial unit with brick elevations, steel roof trusses above and a pitched roof including skylights.

The floor is concrete, and the unit will be lit by LED lighting.

There is a manually operated roller shutter door along with a pedestrian entrance.

WC and kitchenette facilities are planned to be installed prior to a new tenant taking occupation.

## Quoting Terms

The quoting rent is £50,250 exclusive per annum.

## Service Charge/ Buildings Insurance

On application.

## Rateable Value

Rateable Value from April 2023 is £25,500.

## EPC

The unit has a current rating of B45.

## Legal Costs

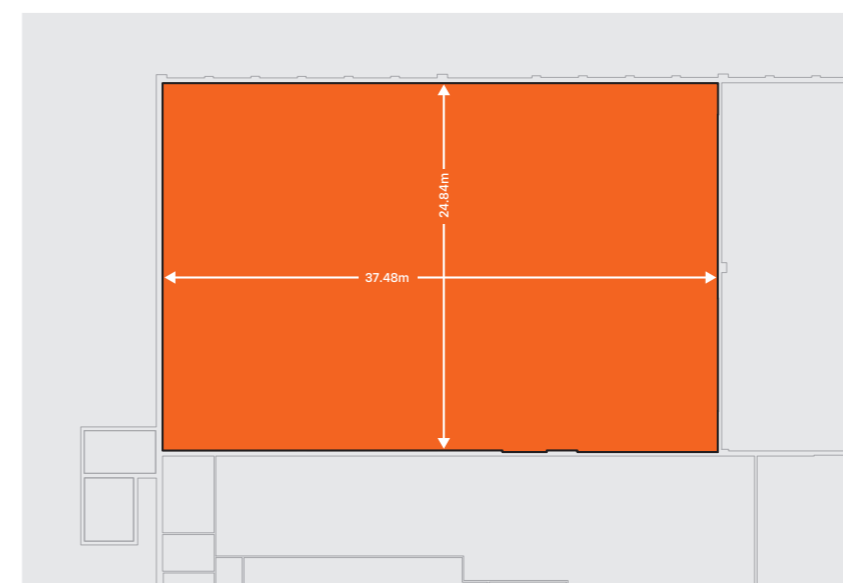
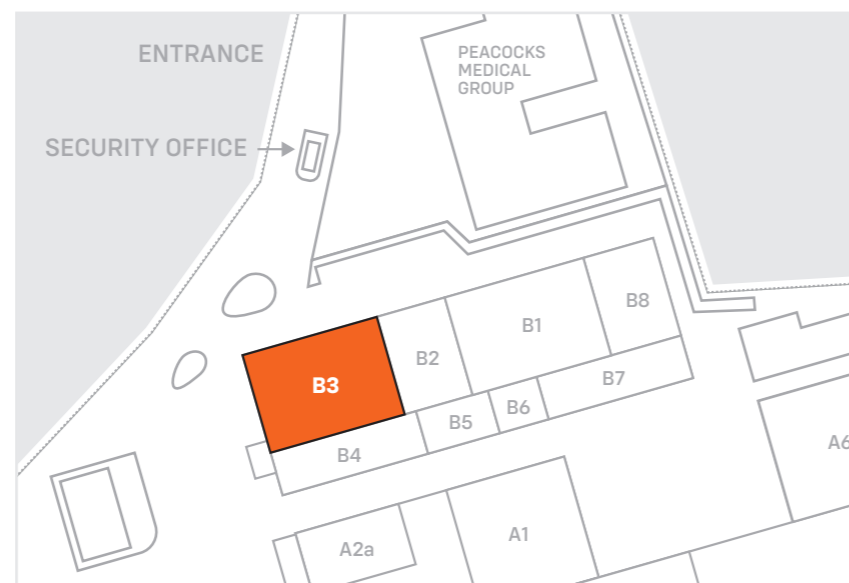
Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## Why Unit B3?

- ✦ On-site security
- ✦ Generous parking provision
- ✦ Well served by public transport
- ✦ Close proximity to Newcastle City Centre
- ✦ New WC & kitchenette to be fitted



# Industrial Yard

5,663 sq ft (526.10 sq m) **0.13 acres**



## Description

A secure hardstand laid with tarmac and secured with metal palisade fencing. Double gates provide access, and the site will be provided with electricity and water supplies.

## Quoting Terms

The quoting rent is £10,000 exclusive per annum.

## Service Charge/ Buildings Insurance

On application.

## Rateable Value

Please confirm with the relevant local authority.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## Why the Yard?

- ✦ On-site security
- ✦ Generous parking provision
- ✦ Well served by public transport
- ✦ Close proximity to Newcastle City Centre



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Benfield Road, Newcastle upon Tyne NE6 4NQ

For further information or to  
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**M** MARCHMONT



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