

To Let

Unit 20D, North Tyne Industrial Estate,
Newcastle upon Tyne, NE12 9SZ



Terraced Workshop Unit 159.3 m² (1,714 sq ft)

- Ideal for small and growing businesses
- Good access to the A19, A1058 Coast Road and Tyne Tunnel
- Flexible lease terms
- Gross Internal Area: 159.3 m² (1,714 sq ft)
- Rent: £14,850 per annum

SITUATION

North Tyne Industrial Estate is situated on the A191 Whitley Road immediately opposite Asda Benton, approximately 4 miles to the East of Newcastle city centre and within 1 mile of the A19 Tyne Tunnel approach road.

The estate boasts a wide range of occupiers including Screwfix, Travis Perkins, BLP and Round the Twist across industrial, trade, distribution and leisure sectors.

Please refer to the attached map and plan for further information.



DESCRIPTION

Humshaugh Close comprises terraced workshop units on the well-established North Tyne Industrial Estate. The units benefit from the following specification:

- Steel portal frame construction
- Open plan workshop / warehouse space
- Insulated steel cladding and roof
- Office, kitchen and WC facilities
- Roller shutter door access from forecourt area
- Dedicated car parking
- Three-phase electricity
- 24-hour access

AVAILABILITY SHEDULE

The available units have been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the floor areas are presented as follows:

Unit	m ²	Sq ft	Rent PA	Service Charge	Rateable Value	EPC
20D	159.3	1,714	£14,800	£669	TBC	TBC

For further details please contact:



MARK PROUDLOCK
0191 594 5019 or 07766 968891
Mark.proudlock@knightfrank.com

JAMIE PARKER
0191 5945026 or 07974 398194
Jamie.parker@knightfrank.com

Subject to Contract

TERMS

The property is available on a new full repairing and insuring lease for £14,850 per annum.

VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

ENERGY PERFORMANCE

Requires reassessment as buildings assessed as a merged entity.

Particulars: October 2024
Images: October 2024

VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Intending lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

RATEABLE VALUE

The rateable value requires reassessment for individual units as units have been merged by previous occupier.

Depending on your circumstances Small Business Rates Relief may apply. For further information please visit

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>



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