Knight Frank

To Let

Unit 4a
North Tyne Industrial Estate
Longbenton
Newcastle upon Tyne
NE12 9SZ

Prominent Trade Counter Unit Available

390.97 m² (4,208 sq ft)

- Well located Showroom/Warehouse Facility
- Frontage onto Whitley Road
- Established retail / trade park location
- Situated on main arterial route
- Adjacent to the Palmersville Metro Station
- New FRI lease available

Rent: £46,500 per annum

Your partners in property

Location

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.

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

- 1 mile to A19
- 5 min walk to Palmersville Metro Station
- 9 miles to Newcastle International Airport

North Tyne Industrial Estate

North Tyne Industrial Estate boasts a wide range of well-established occupiers including Screwfix, Travis Perkins, Howdens Joinery, Round the Twist across industrial, trade, distribution and leisure sectors.

Unit 4a is highly visible from Whitley Road (A191) and benefits from a range of local staff amenities including Asda, JD Gyms, The Range, Jump 360 Trampoline Park, Project Padel, and Round the Twist.

Specification

Unit 4a is a highly prominent end terrace trade counter unit fronting onto Whitley Road. The property benefits from the following specification:

- Steel portal frame construction
- LED lighting throughout
- Electrically operated roller shutter door entrance
- Warehouse area – 4.1 m clear internal height
- Three Phase Power Supply
- Staff and customer parking provided
- Kitchen and WC facilities

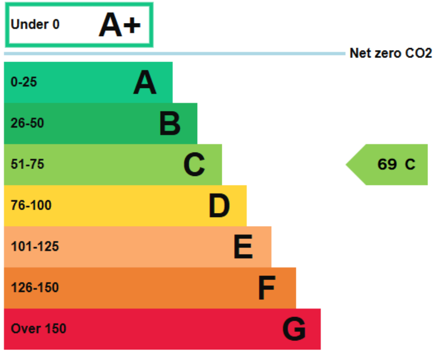
Floor Areas

The property has been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Area	M²	Sq Ft
Unit 4a GIA	**390.97**	**4,208**

Energy Performance

Unit 4a has an energy performance asset rating of C69.



Business Rates

Units 4a & 4b are assessed in combination for Business Rates at a Rateable Value of £63,500 (effective 1st April 2026).

The Landlord will pay the Business Rates and charge a levy on 4a on a pro rata floor area basis which equates to a RV of £20,955.

For further information including how much you might expect to pay in Business Rates, please visit www.voa.gov.uk.

Terms

The unit is offered to let on a new lease for a term of years to be agreed at a rent of £46,500 per annum.

VAT

VAT will be payable on the property at the prevailing rates.

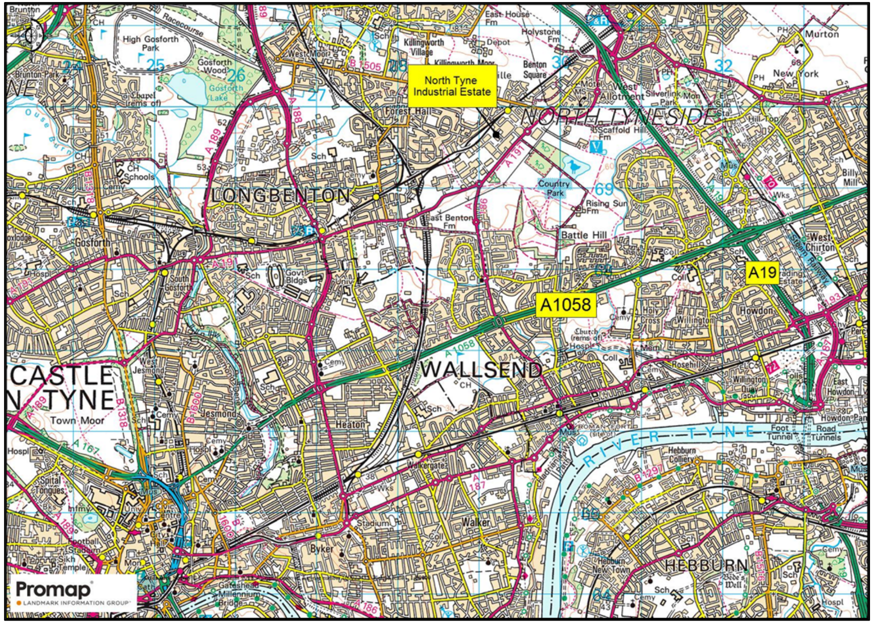
Anti-money Laundering Compliance

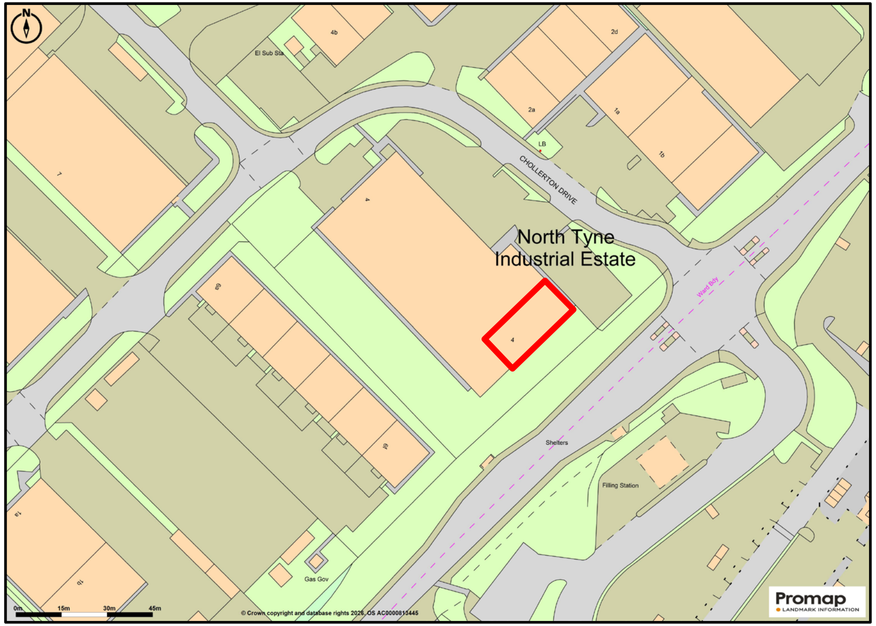
The lessee will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022. For further information please visit www.legislation.gov.uk.

Viewing

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

Location





Promap
LANDMARK INFORMATION

Contact

For further information, or to arrange a viewing, please contact Knight Frank.

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Disclaimer:

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2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2026. Photos dated May 2026.