

To Let

Unit 8E, North Tyne Industrial Estate,
Newcastle upon Tyne, NE12 9SZ



Terraced Workshop Units with Small Yard 257 m² (2,766 sq ft)

- Ideal for small and growing businesses
- Good access to the A19, A1058 Coast Road and Tyne Tunnel
- Flexible lease terms
- Dedicated yard
- Gross Internal Area: 257 m² (2,766 sq ft)
- Rent: £23,500 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

Espley 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
- Dedicated yard space
- LED lighting
- Insulated steel cladding and roof
- Office and WC facilities
- Electrically operated roller shutter door (W: 3.3m x H: 3.1m)
- Dedicated car parking
- Three-phase electricity
- 24-hour access

For further details please contact:



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Subject to Contract

ENERGY PERFORMANCE

Please refer to the availability schedule for relevant energy performance information.

RATEABLE VALUE

Please refer to the availability schedule for the relevant rateable values of each property.

The values displayed are effective April 2026.

TERMS

These units are available on a new full repairing and insuring leases for £23,500 per annum.

VIEWING

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

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.

Please note:

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>

Particulars: March 2026

Images: March 2026

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	Insurance	EPC
8E	257	2,766	£23,500	TBC	£17,250	TBC	C75



IMPORTANT NOTICE

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