

# to let



*The industrial property specialists*

**UNIT 8  
BENTON BUSINESS PARK  
BELLWAY INDUSTRIAL ESTATE  
WHITLEY ROAD  
NEWCASTLE UPON TYNE  
NE12 9SW**



- SELF CONTAINED WAREHOUSE / WORKSHOP WITH OFFICES SET WITHIN SECURE ESTATE
- TOTAL GIA: 320.04 M<sup>2</sup> (3,445 SQ FT)
- ESTABLISHED ESTATE WITH EXCELLENT COMMUNICATION LINKS
- POSSIBLE TRADE COUNTER OPERATION
- RENT : £25,000 PA EXC

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Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

Benton Business Park is located within the established Bellway Industrial Estate, Longbenton.

The Estate offers excellent communication links being 4 miles from Newcastle city centre and within 1 mile of the A19 (Tyne Tunnel road) providing excellent transport links with the rest of the region.

The surrounding area is of mixed use including commercial, retail and residential, with local services and amenities a short distance away.

The exact location is shown on the attached location plan.

## DESCRIPTION

The property comprises of a self-contained mid terrace warehouse / workshop with offices.

Constructed of steel portal frame design with brick infill walls and flat felted roof over with roof lights.

Internally the warehouse is accessed via two steel automatic security roller shutters (3.6m wide / 3.5m high), offering an effective eaves height of circa 4.5m.

The property benefits from concrete floors throughout with strip lighting.

The office accommodation is cellular, offering reception area, offices and WC facilities.

Externally there is a small dedicated gated yard and car parking.

## ACCOMMODATION

From onsite measurements we understand the property has the following GIA:

<u>Unit 8</u>	
Warehouse	253.75m <sup>2</sup>
Offices	66.36 m <sup>2</sup>
<b>TOTAL GIA</b>	<b>320.04 M<sup>2</sup></b> <b>(3,445 SQ FT)</b>

External Gated Yard: 307 sq ft.

## SERVICES

All mains services are connected to the building including electric, water, drainage and gas.

## BUSINESS RATES

Following an enquiry on the Valuation Office website we have ascertained that the property has the following Rateable Value:

Unit 8: RV 12,000

## TENURE

Leasehold.

A new FRI lease for a term of years to be negotiated.

## RENT

Our client is looking for rental offers in the region of £25,000 pa.

Incentives may be offered subject to covenant and term.

## SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of common areas (full details upon request).

## ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

## LEGAL COSTS

Each party will be responsible for their own legal / professional fees.

## VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

**James E F Pain**

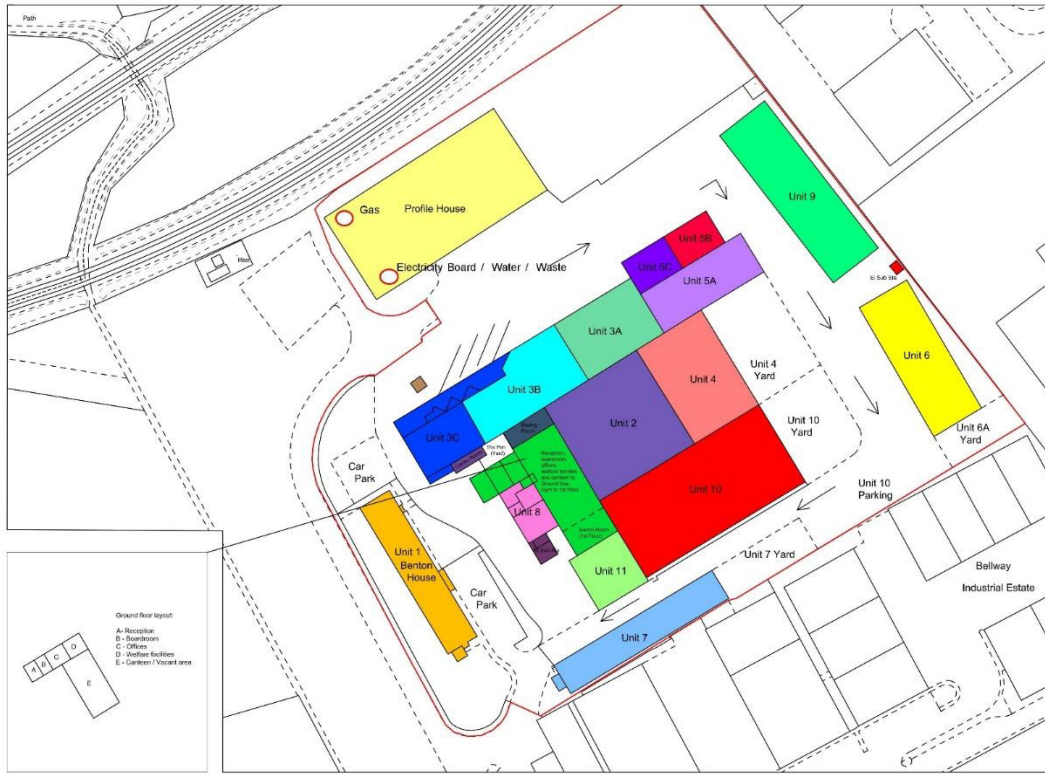
**Tel: 07841 871710**

**Email:**

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April 2024





**Notes:**  
 1. This plan is a general outline only for the guidance of intending purchasers or lessees and does not constitute, nor constitute part of any offer or contract. (i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of FREW PAIN & PARTNERS LTD or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (ii) No person, either principal or employee, at FREW PAIN & PARTNERS LTD has any authority to make or give any representation or warranty in relation to this property. (iii) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by FREW PAIN & PARTNERS LTD to ensure accuracy. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.

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 CHARTERED BUILDING SURVEYORS AND PROJECT MANAGERS  
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 Coastal Street, Cleethorpe  
 North East Lincolnshire  
 NG25 2DB  
 Tel: 01505 225 7545  
 Website: www.buildingsurveyors.co.uk  
 E-mail: info@buildingssurveyors.co.uk

PHIL ROGERS  
 BENTON BUSINESS PARK  
 SITE PLAN  
 UNIT NO. UNIT STATUS DATE  
 1 Occupied 1 01/01/10  
 2 Occupied 2 01/01/10  
 3 Occupied 3 01/01/10  
 4 Occupied 4 01/01/10  
 5 Occupied 5 01/01/10  
 6 Occupied 6 01/01/10  
 7 Occupied 7 01/01/10  
 8 Occupied 8 01/01/10  
 9 Occupied 9 01/01/10  
 10 Occupied 10 01/01/10  
 11 Occupied 11 01/01/10



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**BELLWAY INDUSTRIAL ESTATE,  
WHITLEY ROAD, LONGBENTON,  
NEWCASTLE UPON TYNE, NE12  
9SW**



**FIND**  
PROFESSIONAL MAPPING INTELLIGENCE

Scale 1:6,134

Date 12/07/11



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