

to let



The industrial property specialists

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



- **SELF CONTAINED WAREHOUSE WITH OFFICES SET WITHIN SECURE ESTATE**
- **TOTAL GIA: 1,194.38M² (12,708 SQ FT)**
- **ESTABLISHED ESTATE WITH EXCELLENT COMMUNICATION LINKS**
- **RENT: £82,600 PA EXC**
- **AVAILABLE JANUARY 2024**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



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 modern warehouse, set within a secure estate.

The accommodation is of steel portal design with block and brick work walls and profile cladding to all elevations, with roof above incorporating roof lights.

Internally the accommodation offers six automatic full height security roller shutters, LED lighting and an effective eaves height of circa 7.3m (Apex 9.4 m).

In addition, there are WC and welfare facilities.

Externally there is a small dedicated car parking and loading area.

ACCOMMODATION

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

Unit 9

Warehouse	1,194.38 m ²
TOTAL GIA	1,194.38 M² (12,708 SQ FT)

SERVICES

All main 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 9: RV £45,500

All parties should make their own enquires to verify these figures.

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 £82,600 pa exc.

Incentives may be offered subject to covenant and term.

RENT BOND

A rent bond may be required subject to tenant covenant.

SERVICE CHARGE

A nominal 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:

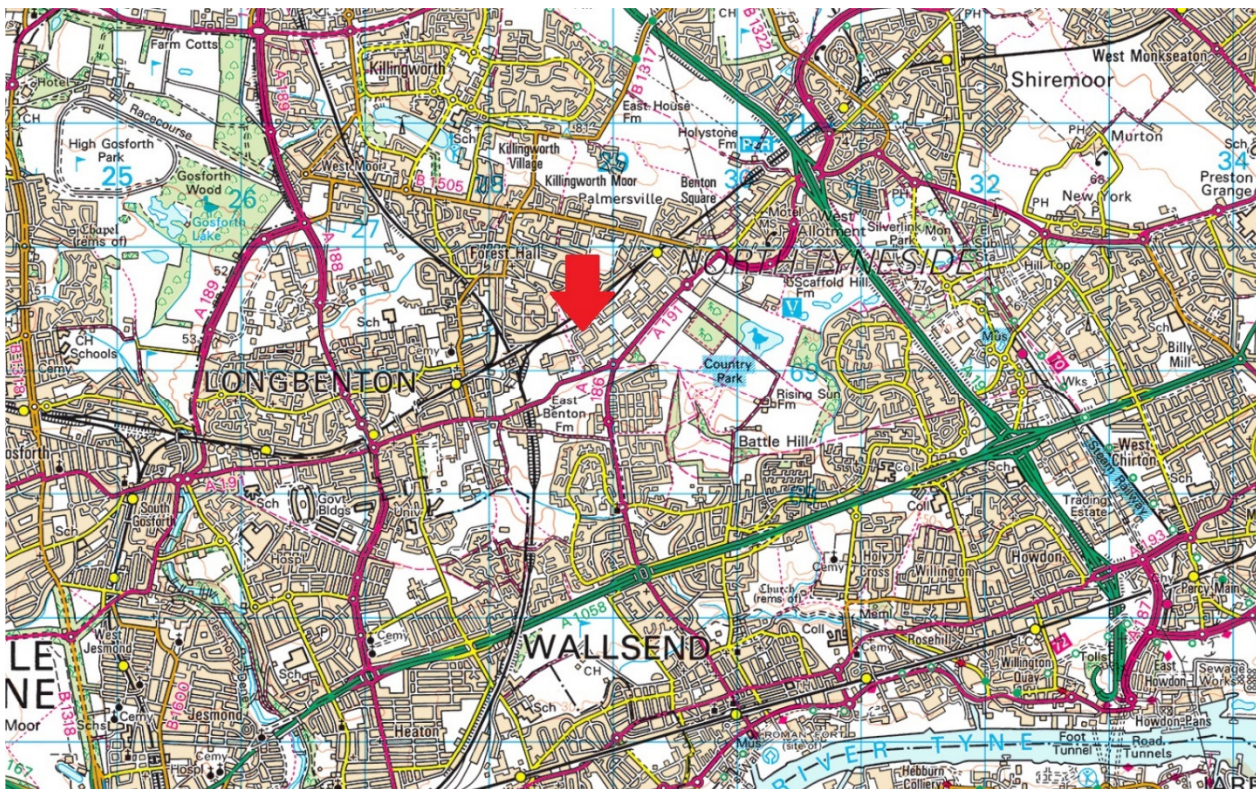
james.pain@frewpain.co.uk

Nov 23





Name:	
Description:	
Address:	
Client:	
Project:	
Scale:	
Date:	
Status:	
CHARTERED BUILDING SURVEYORS AND PROJECT MANAGERS Building Surveys Limited Middle George Street Covent Street, Cusworth Leeds LS21 2QB Tel: 0114 220 7540 Website: www.buildingsurveys.co.uk E-mail: info@buildingsurveys.co.uk	
Phil Rodgers DENTON BUSINESS PARK SITE PLAN NTS 1/500 GARDENS 1/200 CS&B 1/100	



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