

# to let



*The industrial property specialists*

**UNIT 17  
WESLEY COURT  
WESLEY WAY  
BENTON SQUARE INDUSTRIAL ESTATE  
NEWCASTLE UPON TYNE  
NE12 9BS**



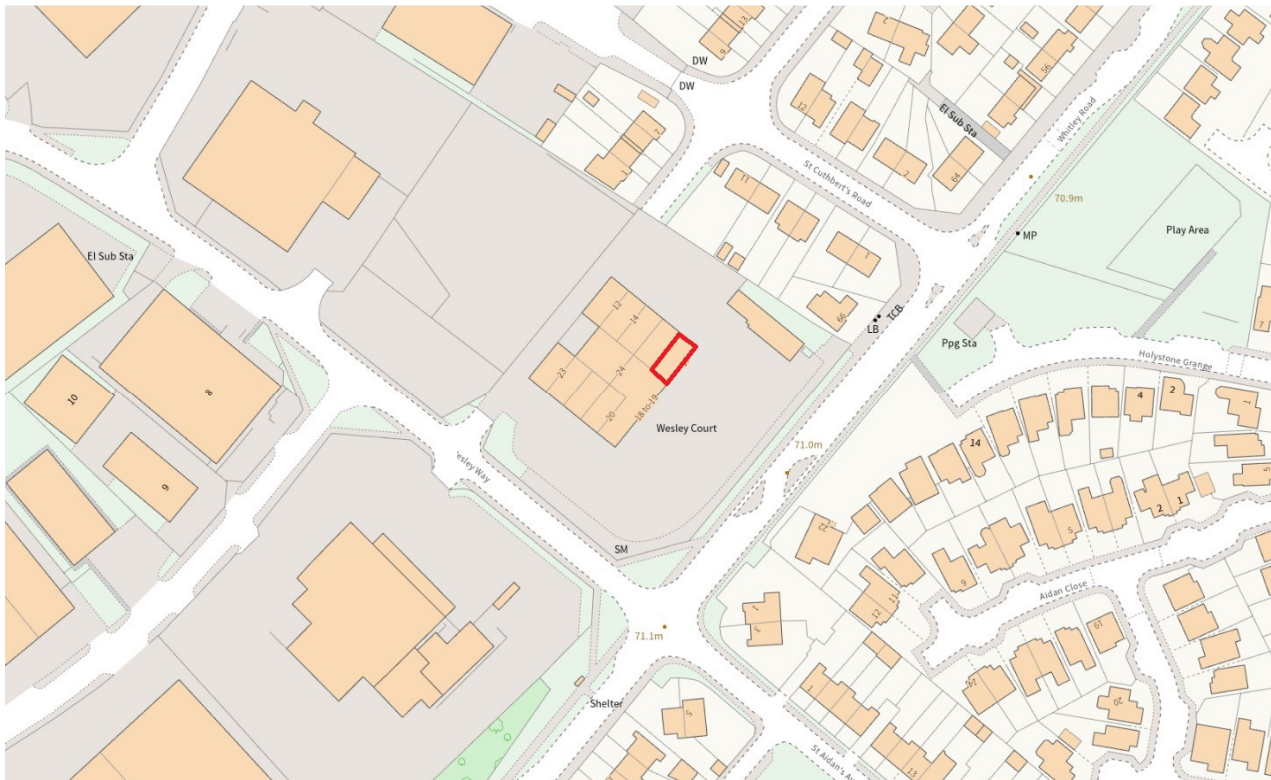
- END TERRACE MODERN INDUSTRIAL UNIT, SET WITHIN A WELL-MAINTAINED SECURE ESTATE
- GIA : 70.01 M<sup>2</sup> (807 SQ FT)
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- RENT £9,100 P.A. EXC
- AVAILABLE FROM MAY 2025

**[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)**



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





## LOCATION

The subject property is located on Wesley Court, Wesley Way, Benton Square Industrial Estate, Benton.

Benton Square Industrial Estate is a short drive to the A19, which gives excellent access both North and South.

In addition, the Coast Road (A1058), is circa 5 minutes' drive, which provides access to Newcastle City centre, which is 8 miles away.

Wesley Court is positioned at the front of the estate offering great main road frontage. The surrounding occupiers are principally industrial, with light commercial, leisure and residential.

All local amenities and services are close by.

The exact location is shown on the attached plan.

## DESCRIPTION

The property comprises a modern end terrace industrial unit within a secure site, constructed of portal frame design with insulated profile cladding to elevations and roof above (incorporating roof lights).

The property benefits from LED lighting, concrete floors and a single automatic roller shutter (3.8m by 2.9m) providing an effective eaves height of 4.50m (apex 6.4m).

The surrounding estate offers a combination of fenced and soft landscaping to the boundaries with a gated entrance.

## ACCOMMODATION

From onsite measurements the premises have the following area (GIA):

Workshop/Warehouse  
(Inc WC)

**TOTAL GIA: 70.01 M<sup>2</sup>  
(807 SQ FT)**

## SERVICES

The property benefits from all mains services, including electric, gas, water and drainage.

It is recommended that all interested parties contact the local service providers

## BUSINESS RATES

We understand from the VOA website the Rateable Value is as follows:

**RV £6,800**

(It is recommended that all interested parties contact the Local Authority to confirm these figures.)

## TENURE

The property is available by way of new Full Repairing and Insuring lease for a term of years to be agreed.

## SERVICE CHARGE

A nominal service charge is payable for the upkeep and maintenance of common areas.

Current service charge is £60 pcm

Full details upon request.

## RENT

Our client is seeking a rental in the region of £9,100 pa exc.

A rental bond of 3 months will be required and held for the duration of the lease.

Incentives may be available subject covenant and lease term.

## ENERGY PERFORMANCE CERTIFICATE

Full details to be provided upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The incoming tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

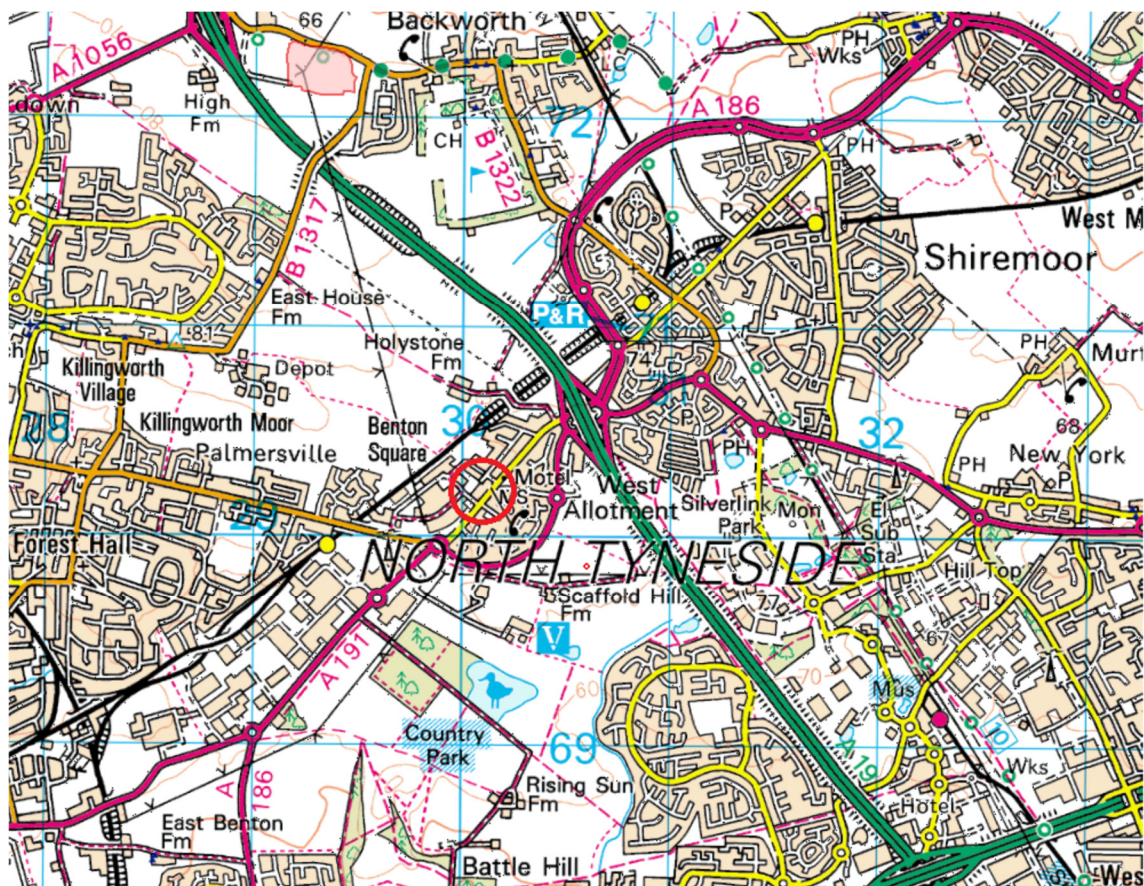
**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

February 2025







F492 Printed by Ravensworth 01670 713330

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

IMPORTANT NOTICE: FREW PAIN & PARTNERS LTD for themselves and for the vendors and lessors of the property give notice that: (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) 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. (iii) 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. (iv) 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.