

to let



The industrial property specialists

**UNIT 22
WESLEY COURT
WESLEY WAY
BENTON SQUARE INDUSTRIAL ESTATE
NEWCASTLE UPON TYNE
NE12 9TA**



- MID TERRACE MODERN INDUSTRIAL UNIT, SET WITHIN A WELL-MAINTAINED SECURE ESTATE.
- GIA : 84.91 M² (914 SQ FT).
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION.
- RENT £11,000 PA. EXC

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

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 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 mid 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).

Offices are located to the rear of the unit on the ground and first floor.

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 and ground and first floor Offices)

TOTAL GIA: **84.91 M²**
(914 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 £6,500

(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 £11,000 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

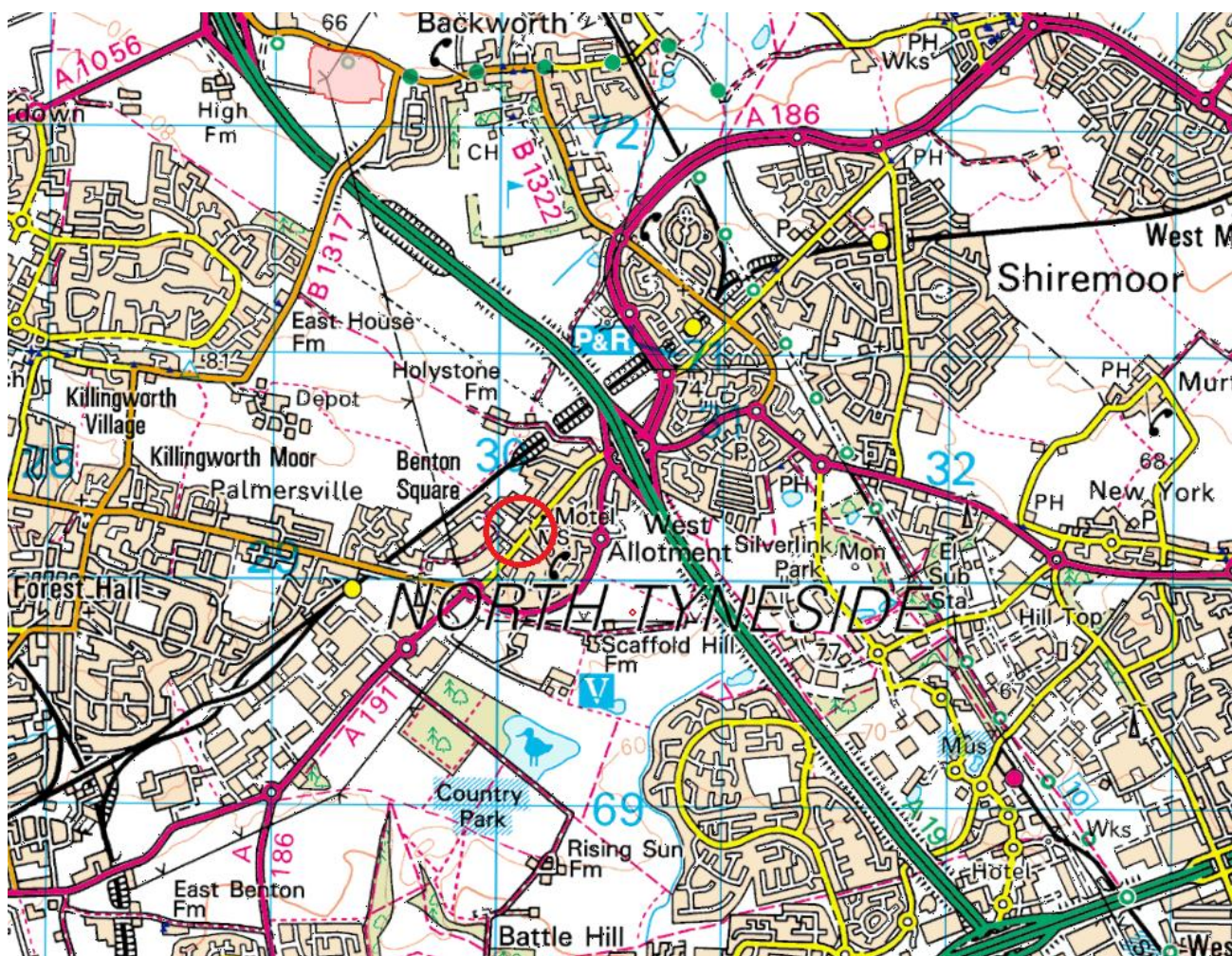
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July 25





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