



# For Sale/To Let

Unit 10, North Tyne Industrial Estate, Benton,  
Newcastle upon Tyne, NE12 9SZ

Frozen Food Facility  
Fully Operational Cold Store  
Office Accommodation & Staff Amenities

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## Property highlights

The premises comprise the original warehouse and used primarily as a cash & carry, with more recent modern high bay extension incorporating a cold store facility, as summarised below:

### Main Cold Store Facility:

- Modern high bay steel portal frame extension incorporating cold store
- Insulated steel sheet elevations and roof
- Cold store operates at -20c delivering 120 kW of cooling capacity
- Storage capacity for 2,150 pallets (width 28.1 m x depth 33.4 m x height 10.35 m)
- Mixture of PUR and PIR insulated panelling
- Link 51 racking, 90% of which is motorised and fully movable
- New energy efficient high bay LED lighting
- Fully serviced under maintenance contract
- 4 no dock level loading doors / service apron Two-storey office / amenity block.

### Cash & Carry Warehouse:

- Steel portal frame warehouse (built 1979)
- Fitted with chilled zones and Cash & Carry
- Brick/blockwork to dado level with insulated steel cladding to eaves
- Built up mineral felt roof
- Clear internal height of 4.5 m
- Additional stores & loading areas
- 2 no ground level loading doors
- First floor office accommodation
- Secure service yard
- Staff / Customer car park

### Utilities

The property benefits from supplies of gas, water and electricity. The available electrical capacity is 250 kVA. The M&E currently in operation draws circa 140kVA.

## Location

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.

## Accommodation

The premises comprise the following approximate areas on a Gross Internal Basis (GIA):

	M <sup>2</sup>	Sq ft
<b>High Bay Warehouse</b>		
Freezer	1,118.4	12,038
Loading	150.4	1,619
Offices (GF & FF)	189.4	2,039
<b>Sub-total</b>	<b>1,458.2</b>	<b>15,696</b>
<b>Main Warehouse</b>		
Link section	275.1	2,961
Warehouse / Cash & Carry	1,494.2	16,083
Stores / extensions	823.6	8,865
FF office	146.2	1,573
<b>Sub-total</b>	<b>2,739.0</b>	<b>29,482</b>
<b>Total</b>	<b>4,197.1</b>	<b>45,178</b>





## Tenure

The property is held by way of 125 year long leasehold interest commencing 9 August 1982.

## Terms

Offers of around £1,900,000 are invited for the long leasehold interest, with best & final offers to be received by Thursday 29th June 2023.

The unit is also available on a new fully repairing and insuring lease (FRI) for a term of years to be agreed at a rent of £255,000 per annum.

## VAT

VAT if applicable will be charged at the standard rate.

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## Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The property has a minimum Energy Performance Rating of C68

## Business rates

According to the Valuation Office Agency website the property has Rateable Value effective 1st April 2023 of £166,000. Estimated rates payable (2023/24) are £84,992.

**If you would like to know  
more please get in touch.**

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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