

Frozen Food Facility

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



To Let

4,197 m² (45,178 sq ft)

- Fully operational cold store with 2,150 pallet capacity
- Main warehouse – Gross Internal Area: 2,739 m² (29,482 sq ft)
- Modern high bay extension incorporating cold store – GIA: 1,458 m² (15,696 sq ft)
- Office accommodation & staff amenities
- Good access to the A19, A1058 Coast Road and Tyne Tunnel
- New FRI lease: £255,000 per annum

SITUATION

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.

DESCRIPTION

The premises comprise the original warehouse (built 1979) 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.

ACCOMMODATION

The property has been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the floor areas are presented as follows:

	M ²	Sq ft
High Bay Warehouse		
Freezer	1,118.4	12,038
Loading	150.4	1,619
Offices (GF & FF)	189.4	2,039
Sub-total	1,458.2	15,696
Main Warehouse		
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
Sub-total	2,739.0	29,482
Total	4,197.1	45,178

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Subject to Contract

Particulars: January 2023
Aerial Image: 2013

RATEABLE VALUE

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.

ENERGY PERFORMANCE

An Energy Performance Assessment has been instructed and the results pending. Further information will be available shortly.

TENURE

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

TERMS

The unit is 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

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

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Particulars dated January 2023. Aerial Image 2013. External images January 2023.

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