

# **North Tyne Industrial Estate**

Whitley Road Newcastle Upon Tyne NE12 9SZ





## Description

Just 20 minutes from central Newcastle and one mile from the A19 Tyne Tunnel approach road, this flexible industrial unit offers a single-story warehouse. The industrial space can be easily accessed through a roller shutter door and has plenty of clearance space to unload articulated lorries. Outside there is generous car parking, a secure yard and loading areas. The building is of brick and steel portal frame construction with external cladding and felted roof on insulated metal decking. The unit has a complete three-phase electricity supply.

#### Location

North Tyne Industrial Estate is situated on the A191 Whitley Road (the Old Coast Road) immediately opposite ASDA Benton, approximately 4 miles (6.4km) to the east of Newcastle city centre and within 1 mile (1.6 km) of the A19 Tyne Tunnel approach road.

### **EPC**

EPC is available upon request.

## VAT

VAT will be payable where applicable.

#### **Terms**

Available on new full repairing and insuring leases.

### **Legal Costs**

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:



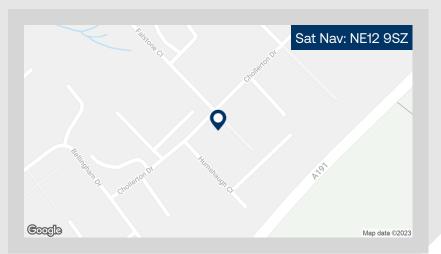
Craig Johnson northeast@mileway.com 0191 3130440



Mark Proudlock
Mark.Proudlock@knightfrank.com
0191 594 5019

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 8E	Warehouse	2,766	21/07/2025	POA
Unit 23E	Warehouse	538	Immediately	£585 PCM
Unit 24B	Warehouse	538	Immediately	£585 PCM
Total		3,842		

