

# Brough Park Trading Estate Newcastle Upon Tyne

Available to Let  
Warehouse  
9,985 sq ft

Good access to the A187



Secure gated site



5m minimum eaves height



Single storey offices



Electrical roller shutter door



24-hour access



# Brough Park Trading Estate

Brough Park Trading Estate Brough Park Way Newcastle Upon Tyne NE6 2SA



## Description

The unit is constructed with cavity brickwork walls with high level insulated cladding. The roof area is pitched with an insulated profile sheeted covering incorporating translucent rooflights. Internally the unit has a clear height of 5m and incorporates offices, staff canteen and WC facilities. Externally the unit has a concrete apron and parking area to the front which provides vehicular access by way of an electrically operated roller shutter loading door 4.7m wide x 4.5m high.

## Location

The popular and well established Brough Park Trading Estate lies on the south side of the A187 Fossway approximately 2 miles to the east of Newcastle City Centre and close to Newcastle Shopping Park. Other occupiers on the estate include Howdens and Dulux Decorator Centre.

## 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.

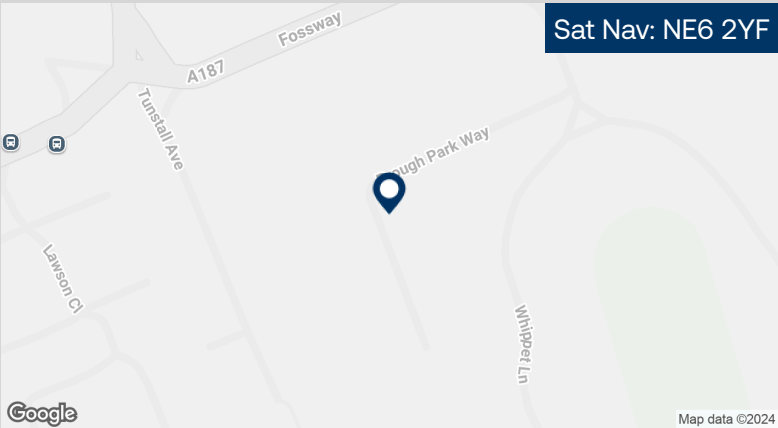
## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Units 9 & 10	Warehouse	9,985	Immediately
Total		9,985	

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