



**TO LET**

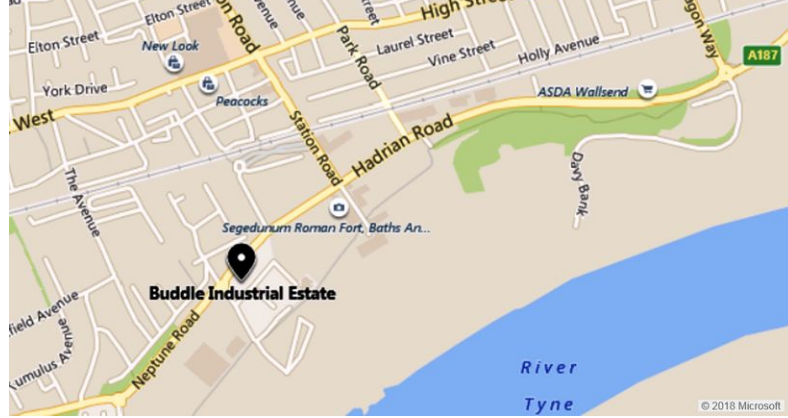
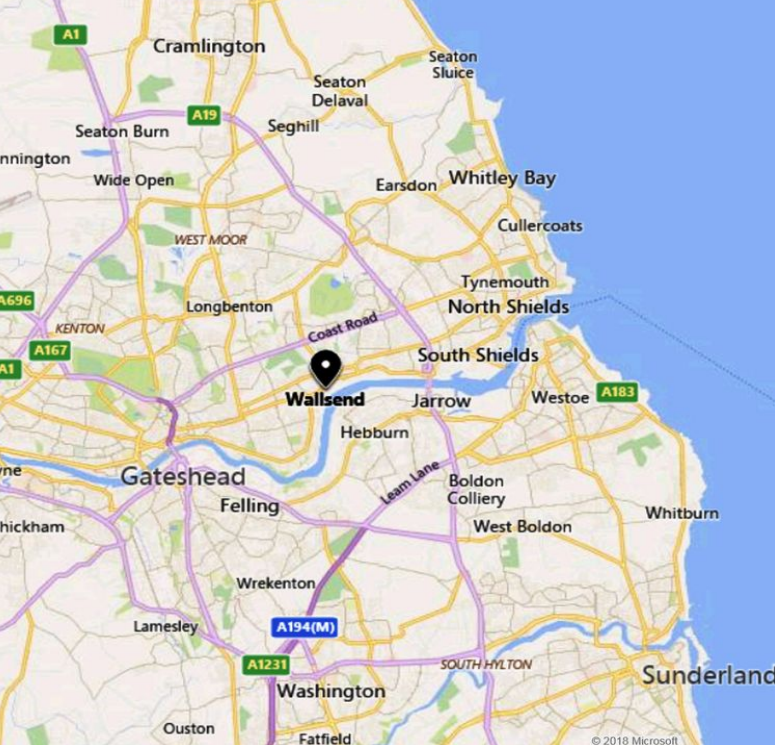
## **BLOCK 1 BUDDLE INDUSTRIAL ESTATE**

**WALLSEND, TYNE & WEAR NE28 6DL**



- Established location
- Adjacent to A187
- Good access to A19 Tyne Tunnel
- Eaves height 5m
- Office/reception

**WAREHOUSE / INDUSTRIAL UNITS**  
**3,339 - 3,399 sq ft (310 - 315 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	Transport
A19 Tyne Tunnel	3.0	10	Car
Newcastle City Centre	3.5	11	Car
A1058 Coast Road	1.2	6	Car
Wallsend Metro Station	0.2	4	Walk

Source: theAA.com

# BLOCK 1 BUDDLE INDUSTRIAL ESTATE

WALLSEND, TYNE & WEAR



## LOCATION

Buddle Industrial Estate is situated approximately 3 miles to the east of Newcastle City Centre on the A187 and approximately 3 miles to the west of the A19 Tyne Tunnel. The estate adjoins Segedunum Roman Fort.

## DESCRIPTION

Block 1 comprises five single storey terraced units of steel portal frame construction with brickwork/blockwork and part insulated cladding walls. The units have a separate personnel door and loading door. The eaves height is approximately 5m. There is a reception office of approximately 318 sq ft (29.6 sq m).

## SPECIFICATION

- Mains electric and water
- Reception office
- WC facilities
- Loading door 5m high by 4.5m wide

## EPC

The units in Block 1 have Energy Performance ratings of D & E. Individual certificates are available on request.

## TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

## VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.



**Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX**

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