



To Let

**5&6 Brough Park
Fossway
Newcastle upon Tyne
NE6 2YF**

- 1,060.53 sq m (11,414 sq ft)
- 2 miles east of City Centre
- Established trade and industrial location
- 4.85 m minimum internal eaves height
- To be refurbished

SUBJECT TO CONTRACT

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Location

This 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 the Newcastle Shopping Park including ASDA, Poundland and TK Maxx. The subject premises are located at the entrance to the estate with frontage to Fossway.

Description

The units are of steel portal frame construction under a double pitched insulated profile sheeted covering incorporating translucent rooflights.

Internally the units have a clear height of 4.85m and to the front elevation are 2 story offices with both male and female WC facilities.

Externally the units have a concrete apron and parking area to the front which provides vehicular access by way of a steel roller shutter loading door 4.8m wide x 4.1m high.

**Accommodation**

Area	SQM	SQ FT
Warehouse	935.41	10,068
Offices	125.12	1,346
TOTAL	1,060.53	11,414

Terms

The units are available by way of a new FRI lease on terms to be agreed

Business Rates

According to the Valuation Office Agency website the properties have a Rateable Value of £64,500 from 1st April 2026

Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

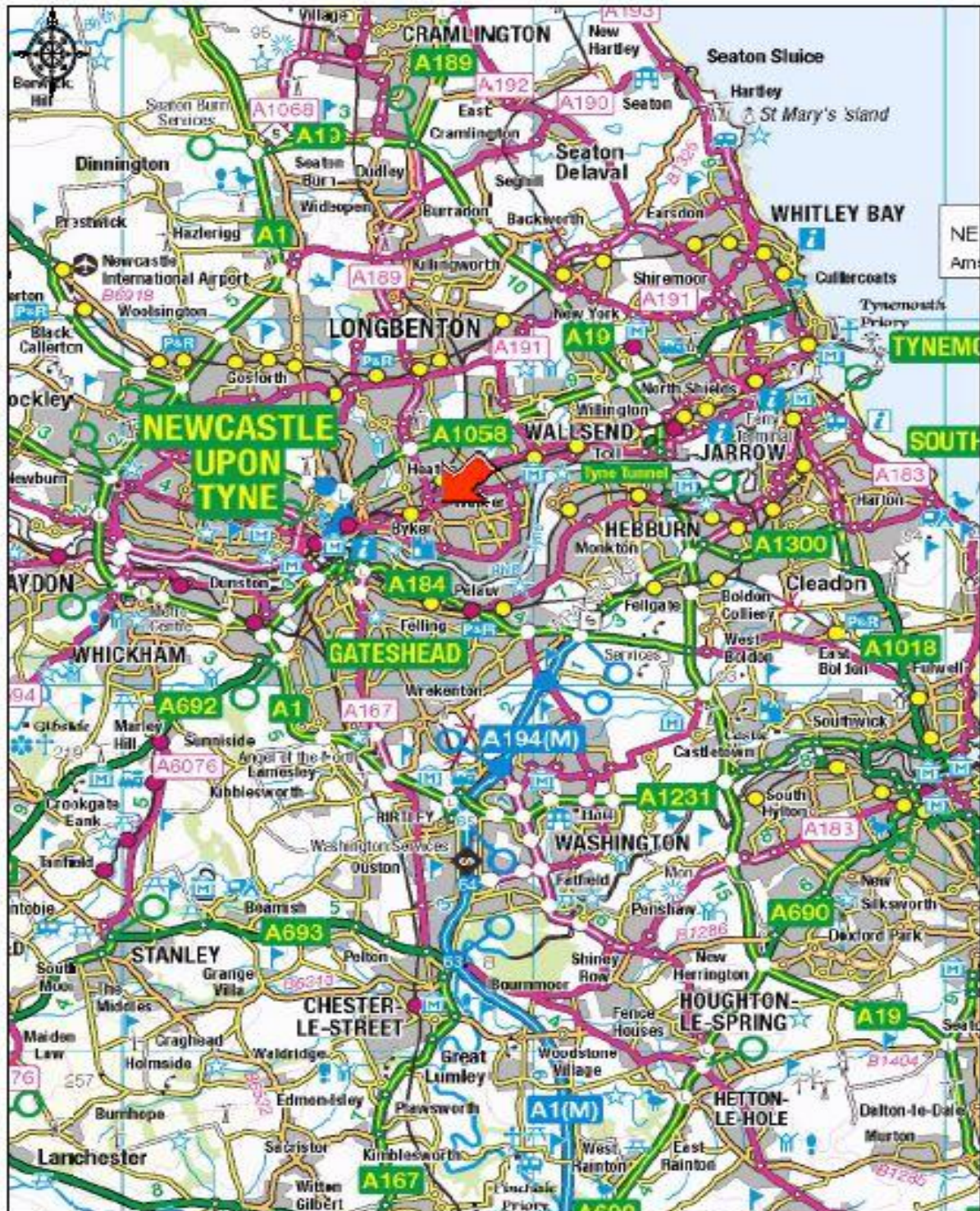
The property has an EPC Rating of E (107)

Viewing

Via Agents HTA Real Estate.

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Brough Park, Newcastle upon Tyne

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