



Units 2 & 6, Brunswick Industrial Estate, Newcastle Upon Tyne NE13 7BA

TO LET

Industrial Units To Let

2,778 - 4,128 Sq Ft
(258 - 383 Sq M)

Units 2 & 6, Brunswick Industrial Estate, Newcastle Upon Tyne NE13 7BA

DESCRIPTION

Two units of steel portal frame construction with brick and block walls under dual pitched cement sheet roof with lining panels incorporating translucent rooflights. Minimum eaves heights are 4.5m (14.75 ft) rising to 7.8m (25.5 ft) at the apex and they are served by concertina style loading doors 3.5m (11.5 ft) wide by 3.67m (12 ft) high. Externally there are forecourt parking/loading areas.

- ✓ Good access and loading
- ✓ Immediately available
- ✓ 4.5 minimum eaves
- ✓ Forecourt parking



LOCATION

Brunswick Industrial Estate lies approximately 1 mile west of Wideopen and 1.5 miles south east of Dinnington. The estate has good communication links with the A1M and A19 both situated approximately 1 mile to the north. Newcastle International Airport lies 3 miles to the west. Newcastle city centre is some 6 miles to the south.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 2	4,128	383
Unit 6	2,778	258

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

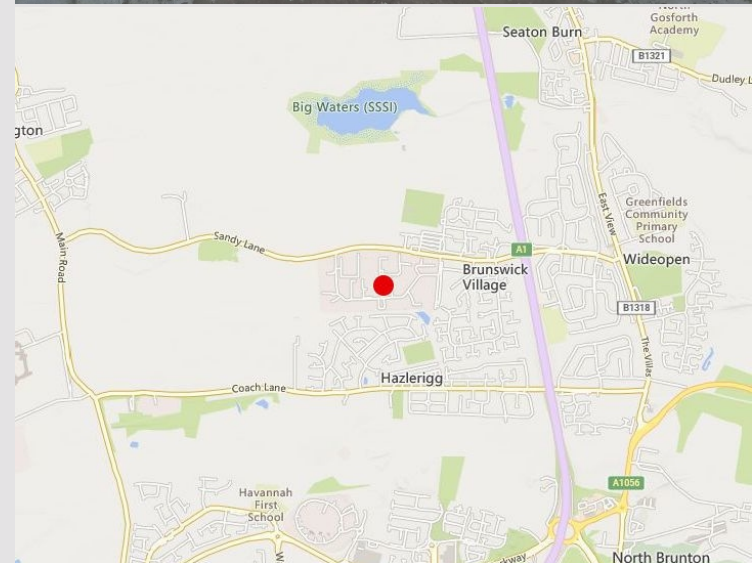
From April 2026 the units are assessed as follows:

Unit 2 - £18,500 & Unit 6 - £14,000

TERMS

The units are available to let on new full repairing and insuring leases for a term and rent review pattern to be agreed. Unit 2 - £22,750 pa & Unit 6 - £15,975 pa

EPC Unit 2 - C-66 & Unit 6 - C-57



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Regulated by RICS 15-Apr-2026

VIEWING & FURTHER INFORMATION

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