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To Let or May Sell

Unit BT99/13 Chollerton Drive, North Tyne Industrial Estate,
Longbenton, Newcastle upon Tyne, NE12 9SZ

- Detached factory unit with high bay warehouse extension
- Popular estate adjacent to Palmersville Metro Station
- Total Area 2,358m² (25,384 sqft)
- Full heating and lighting throughout
- Rent £101,536 per annum

0191 221 2211

St Ann's Quay, 118 Quayside, Newcastle upon Tyne, NE1 3BB

Over 200 offices worldwide

Situation

The North Tyne Industrial Estate is located on the north side of Whitley Road, the A191 which lies approximately 6 miles north east of Newcastle City Centre and approximately 1 mile from the A19 Tyne Tunnel road.

Description

The property comprises a single storey steel framed factory unit with cavity brickwork / insulated profile steel sheeting to the external walls and a double pitched roof of insulated profile steel sheet construction.

Internally the premises have reinforced concrete floors throughout and an internal clear height of 4.5m. The front of the factory is a two storey block providing a mixture of open plan and private office accommodation together with both ladies and gents toilet facilities.

To the rear of the original factory is a more modern warehouse bay which is of similar construction but which has an internal clear height of 8.9m.

Externally there is a service yard to the side of the factory providing vehicular access to both the original factory and the high bay extension by way of steel roller shutter loading doors. There is also car parking space for approximately 34 vehicles.

Services

The premises benefit from all mains services including a three phase electricity supply. Heating is provided by way of gas fired warm air blower units to the factory area and a gas fired boiler serving panel radiators to the office area.

Accommodation

	M ²	Sq.ft
Factory/2 storey offices	1,634	17,586
High bay warehouse	725	7,788
Total	2,359	25,374

Rating

The premises are currently rated as part of the adjoining BLP premises and will require independent assessment.

Terms

The unit is available to let by way of a new lease for a term of years to be agreed at a rent of £101,536 per annum exclusive of rates.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs in connection with any transaction.

Energy Performance Rating

The property has EPC rating of C74.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewing

Please contact this office for a convenient appointment to view or for further information regarding the premises.

Partics - April 2012

Image - April 2007

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Longbenton



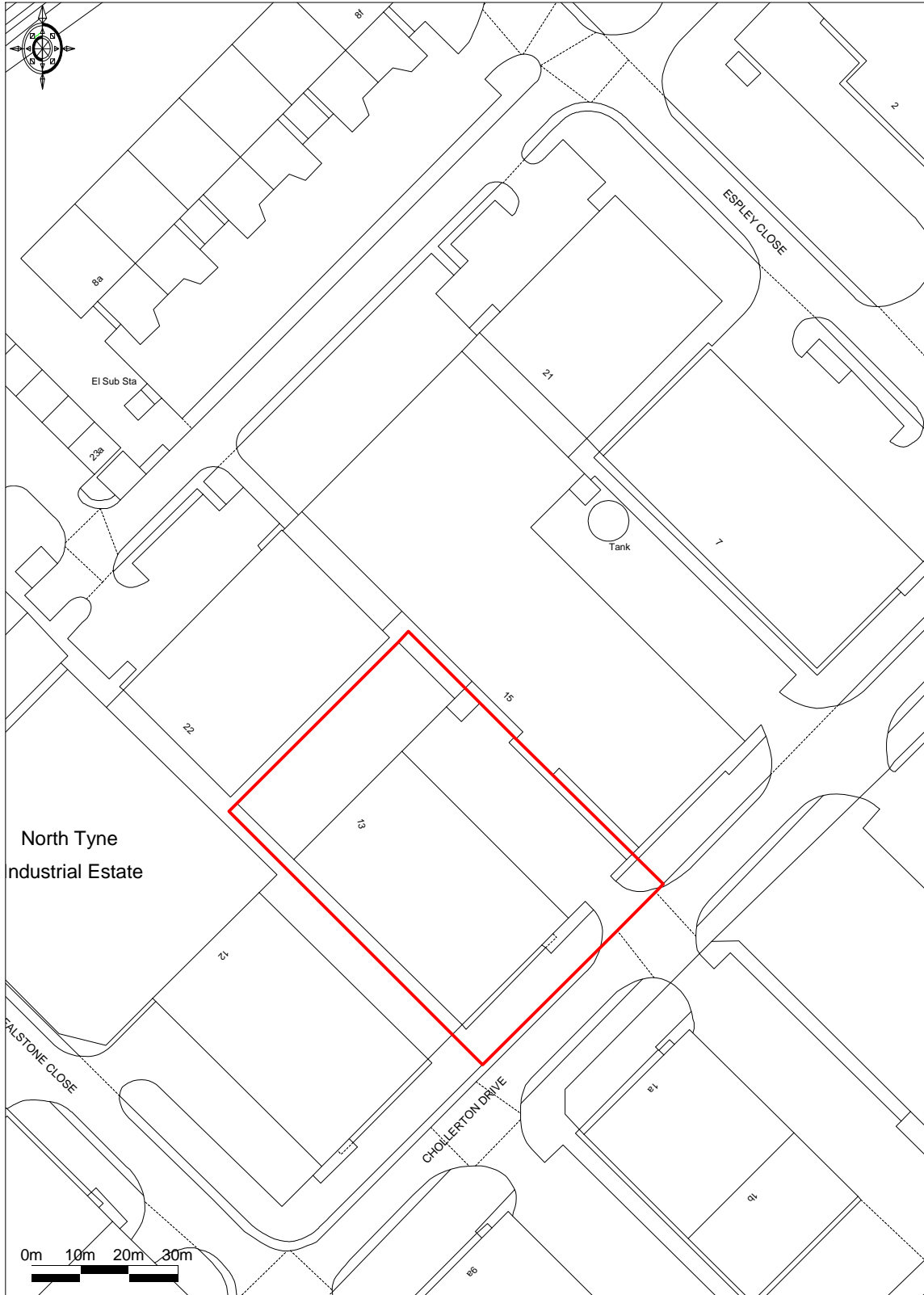
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Unit 13 North Tyne Ind Est - map

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Units BT99/13, North Tyne Industrial Estate,
Longbenton



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Unit 13 North Tyne - plan

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