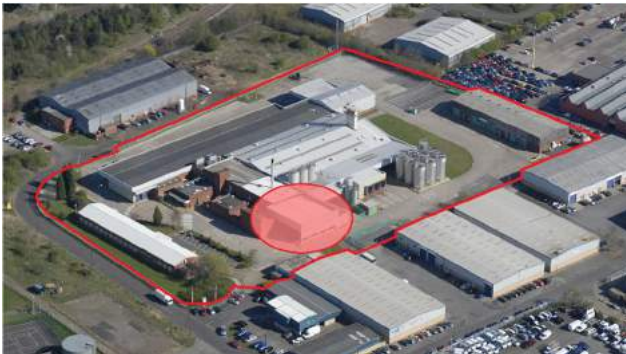


to let



UNIT 11, BENTON BUSINESS PARK, BELLWAY INDUSTRIAL ESTATE, WHITLEY ROAD, NEWCASTLE UPON TYNE, NE12 9SW

- SELF CONTAINED WAREHOUSE/WORKSHOP
- UNIT 11 : GIA 585.28M² (6,300 SQ FT)
- SECURE CONTAINED COMPLEX
- FLEXIBLE LEASE TERMS / INCENTIVES AVAILABLE

LOCATION

Benton Business Park is located within the established Bellway Industrial Estate, Longbenton.

The surrounding area is of mixed use including commercial, retail and residential, with local services and amenities a short distance away.

The exact location is shown on the attached location plan.

DESCRIPTION

The premises comprise of a self-contained warehouse / factory unit.

The accommodation is of steel portal design with blockwork walls and insulated profile cladding to all elevations and roof above.

Internally the accommodation offers 3 automatic security roller shutters, sodium lighting and an effective eaves height of circa 6.3m (Apex 8.5 m).

The Estate benefits from excellent security with CCTV and full height fencing.

ACCOMMODATION

From onsite measurements the following areas have been calculated:

TOTAL GIA **585.28M²**
(6,300 SQ FT)

SERVICES

All mains services are connected, which includes mains electricity, gas and water, together with mains drainage.

RATEABLE VALUE

From verbal discussions with the Local Rating Authority the units will need to be reassessed upon occupation

(Interested parties should contact the local Rating Authority to clarify these figures).

TENURE

The units are available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

RENT

Our client is seeking a rent of £22,050 per annum.

SERVICE CHARGE

A service charge is payable for the maintenance and upkeep of common areas (full details upon request).

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain
Tel: 07841 871710
Email: james.pain@frewpain.co.uk

May 2016

Notes: 1. This plan is a general outline only for the guidance of intending purchasers or lessees and does not constitute, nor constitute part of any offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Frew Pain & Partners Ltd or their clients. 3. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person, either principal or employee, at Frew Pain & Partners Ltd has any authority to make or give any representation or warranty in relation to this property. 5. Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. 6. FINANCE ACT 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. 7. PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by Frew Pain & Partners Ltd to ensure accuracy. 8. All interested parties are advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take the appropriate professional advice.	
Date: 10/01/2018 Drawn: J.P. Checked: J.P. Status: Final	Building Surveyors CHARTERED BUILDING SURVEYORS AND PROJECT MANAGERS Building Surveys Limited 100, The Exchange, 1 Canal Street, Oldham Greater Manchester M1 2DB Tel: 0161 251 7540 Website: www.buildingsurveyors.co.uk Email: info@buildingsurveyors.co.uk
Phil Rodgers BENTON BUSINESS PARK	
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