

# to let



*The industrial property specialists*

**COMPOUND B  
CHOLLERTON DRIVE BUSINESS PARK  
NORTH TYNE INDUSTRIAL ESTATE  
WHITLEY ROAD  
LONGBENTON  
NEWCASTLE UPON TYNE  
NE12 9SZ**

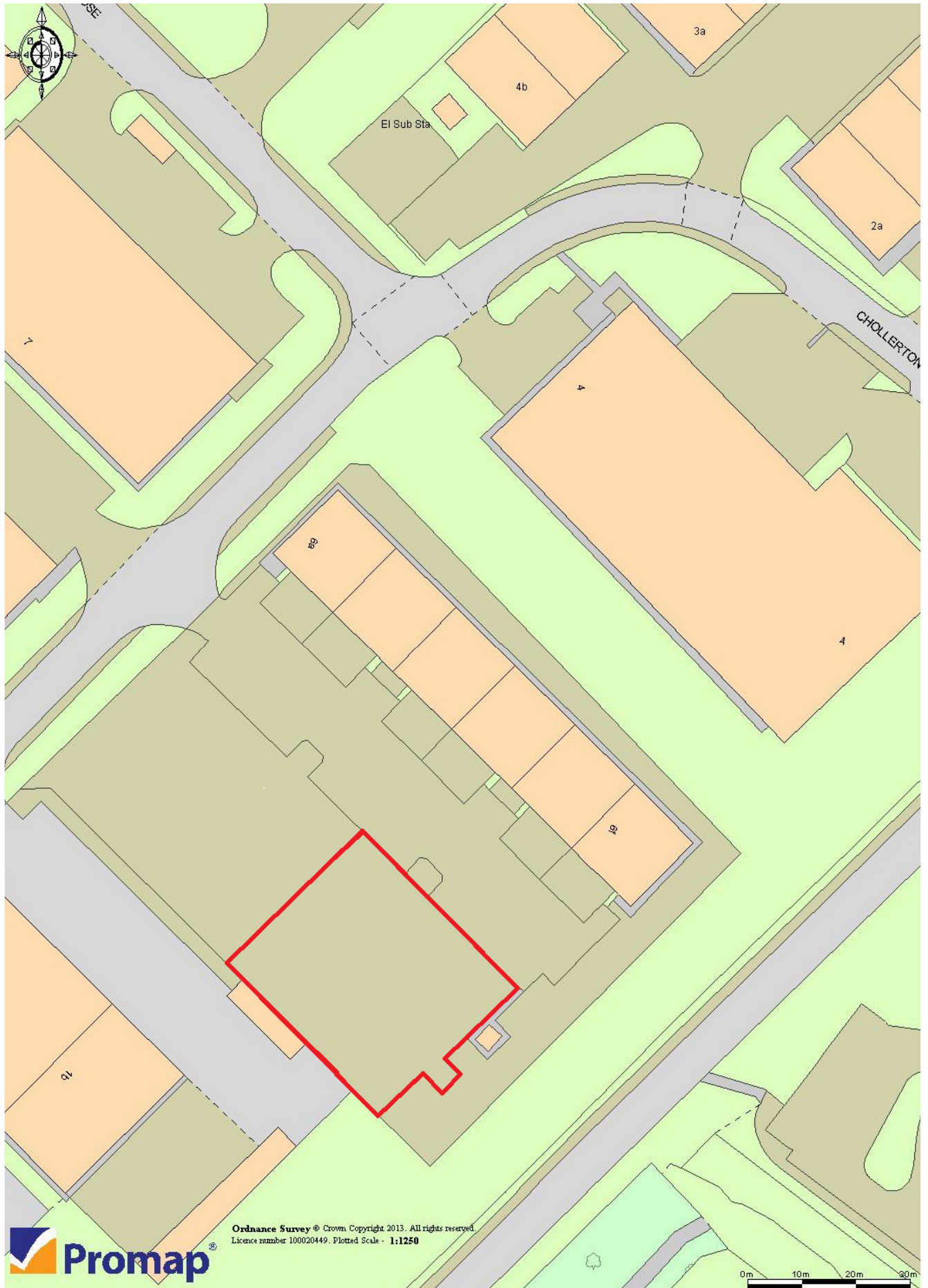


- SELF CONTAINED YARD WITH OFFICE CABIN / VALET BAY SET WITHIN A SECURED FENCED COMPOUND.
- ESTABLISHED TRADE LOCATION OPPOSITE ASDA.
- TOTAL SITE AREA: 0.17 HA (0.41 ACRES) OR THEREABOUTS.
- RENT: £23,000 PA EXC.

**[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)**



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

The subject site is located on Chollerton Drive Business Park, Chollerton Drive, North Tyne Industrial Estate, Benton, Newcastle upon Tyne.

The estate is principally commercial offering a good mix of quasi retail and trade users, along with warehousing and manufacturing.

Located towards the front of the estate, the site benefits from frontage and passing traffic onto Whitley Road (A191).

All local amenities and services are situated a short distance away coupled with ASDA supermarket and Shiremoor metro station.

Exact location is shown on the attached plan.

## DESCRIPTION

The subject site which is level and rectangular in shape is available as an open plan storage yard / compound.

The site has a compacted hardcore surface with road chippings.

Located on site to the rear is a temporary office cabin and separate valet bay.

Previously operated for car sales, the site could be used for a variety of uses.

Access to the site is via the main gate from Chollerton Drive, which offers a safe secure entry.

## SITE

From onsite measurements the total site area is calculated as follows:

**Site Area      0.17 Ha (0.40 acres)  
or thereabouts**

(Exact area subject to final fence line position).

## SERVICES

It is understood the landlord will provide mains metered services for electric and water site only.

Any interested party will need to provide all other services as required.

## BUSINESS RATES

It is understood from the Local Rating Authority that the site will need to be reassessed upon occupation.

(All interested parties contact the Local Authority to confirm these figures.)

## PLANNING

The site is suitable for a variety of uses, subject to planning permission.

*(All interested parties should make their own enquires to the North Tyneside Council.)*

## TENURE

The site is available on new FRI lease for a term of years to be agreed.

## SERVICE CHARGE

A service charge will be payable for the maintenance and up keep of common areas.

In addition, the site benefits from an externally monitored security CCTV including ANPR System with external announcement interaction.

The service charge cost for 2025 is £540 per quarter. (exc VAT)

Insurance £350 p.a.

## RENT

Our client is seeking a rent of £23,000 pa., exc.

Incentives may be available subject covenant and lease term.

## RENT DEPOSIT

A rent deposit of 3 months is required.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

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

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

**May 2025**





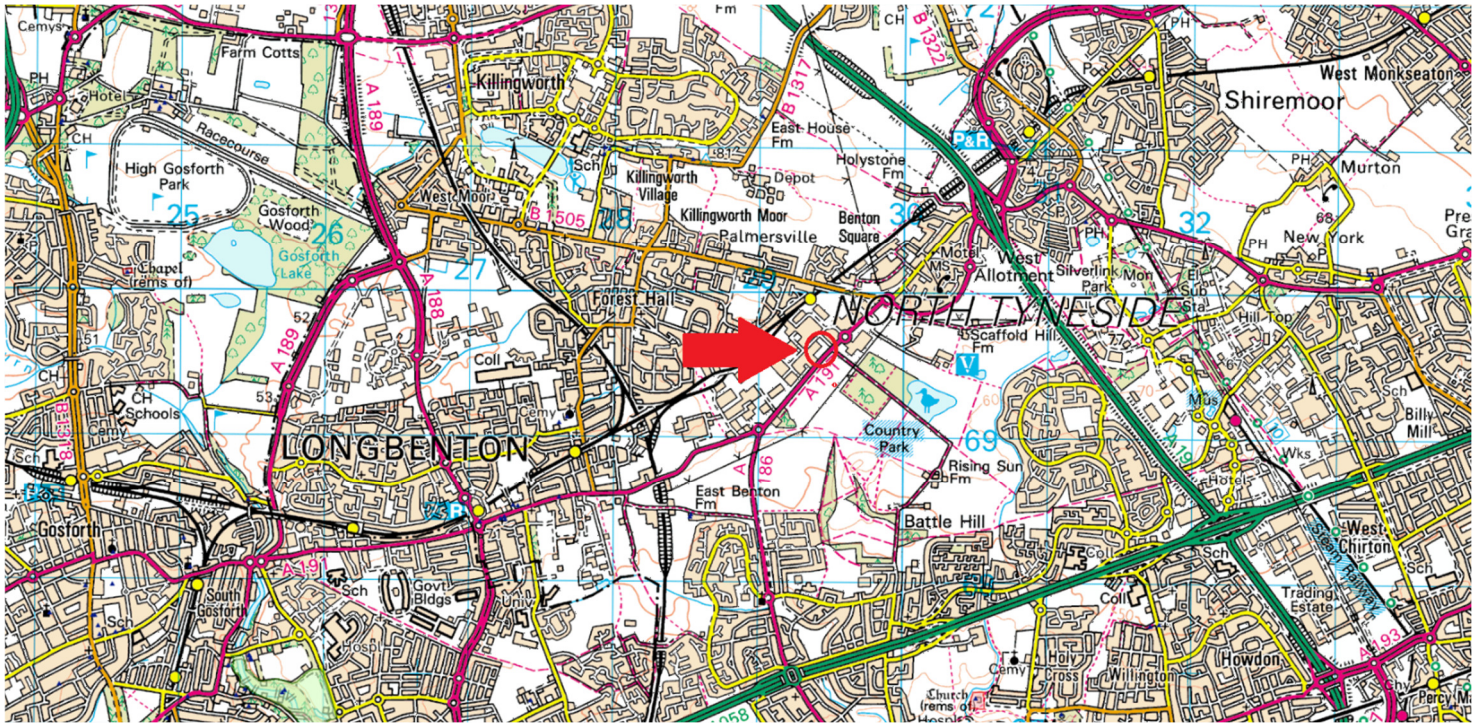


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