



P&G

Pickfords

To Let

To Let

Electric Center

Euro Car Parts

British Car Auctions

Arnold Clark Seat

Bell Truck & Van

The Range

Wynsors

Xercise4less

Bellway
Industrial Estate
Longbenton, Newcastle
NE12 9SW

A186

A191

Mileway

Situation

Bellway Industrial Estate is situated on the A191 Whitley Road approximately 4 miles to east of Newcastle city centre and 1 mile west of the A19 Tyne Tunnel approach road.

The immediate area boasts a wide range of uses including car showrooms, out of town retailing and leisure as well as more traditional trade park, industrial and logistics uses.

Nearby occupiers include Arnold Clark, Xercise4less, The Range, Euro Car Parts and Electric Center.

Please refer to the map and plan for further information.

Description

The available units benefit from the following features:

- Steel portal frame construction providing open plan storage / production space
- Brick/blockwork to dado level with insulated steel cladding to eaves
- Insulated steel sheet roofs incorporating rooflights
- Clear internal heights of 5 m
- Vehicular access via 1 no. roller door to each unit
- WC facilities
- 3 phase power supply, water & gas

The opportunity exists to combine adjacent units to increase floor area if required.

Accommodation

The units have been measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition) and the floor areas presented as follows.

Unit	m ²	sq ft	EPC Rating
Unit 6	352.2	3,791	D (76)
Unit 11	351.0	3,768	TBC
Unit 12	381.1	4,102	TBC

Please note, adjacent units can be combined.

Availability & Terms

The units are available on new FRI leases for a term of years to be agreed at the following rents.

Unit	Rent PA	Rateable Value
Unit 6	£21,000	£13,000
Unit 11	£21,000	£18,750
Unit 12	£22,575	£18,750

Further Information

Contact joint agents:



Mark Proudlock / Simon Haggie
0191 221 2211
mark.proudlock@knightfrank.com
simon.haggie@knightfrank.com

Rateable Value

The Rateable Value is provided in the availability table. Small business rates relief may apply on units with a rateable value below £15,000.

For further information please visit www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or speak with the business rates department at North Tyneside Council to confirm eligibility.

VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

Viewing

Please contact the agents for a convenient appointment to view or for further information regarding the property.

Danny Cramman
0191 269 0068
Danny.cramman@avisonyoung.co.uk

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