

INDUSTRIAL UNIT & OFFICE TO LET

Whitley Rd, Newcastle upon Tyne NE12 8BP

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Industrial unit with ground floor office/storage space to let
- Total size of 101.69m² (1,095 ft²)

- Parking Available
- EPC to be assessed
- Located close to the A19

£6,680 PER ANNUM

LOCATION

Trembles Yard is situated on Whitley Road, Benton approximately 4 miles from Newcastle city centre and within 1 mile of the A19 (Tyne Tunnel road), providing excellent transportation links with the rest of the region. The surrounding area is of mixed use including commercial, retail, and residential, with local services and amenities a short distance away.

DESCRIPTION

The subject property comprises of a light industrial unit and office. The light industrial unit comprises of a main workspace, with extra storage to the rear and above. The first-floor storage can be accessed through the office. The office is based across two storeys, with several access points, meaning it can be divided into an office and storage space if required by the tenant.

ACCOMMODATION

Ground floor office	50.00 m ²	538 ft ²
Industrial Unit	51.69 m ²	556 ft ²
Total	101.69 m ²	1,095 ft ²

RATING ASSESSMENT

We have been unable to obtain a current Rateable Value for the property. Interested parties should confirm the current position with the Local Authority.

EPC RATING

To be assessed.

TERMS

The office is available on an FRI lease for a term to be agreed, at an asking rent of £6,680 per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Marc Pickering at Bradley Hall.

Tel: 0191 232 8080

Email: marc.pickering@bradleyhall.co.uk

EPC

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but 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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 0.1 miles away



0.6 miles from Benton Metro Station



4.3 miles from Newcastle City Centre



8.1 miles from Newcastle International Airport

