



**NORTHERN TRUST**  
WWW.NTPROPERTIES.CO.UK



# TO LET

## AIRPORT INDUSTRIAL ESTATE

KINGSTON PARK, NEWCASTLE UPON TYNE NE3 2EF

### WORKSHOP / INDUSTRIAL UNITS

527 - 2,454 sq ft (49 - 232 sq m)

### KEY FEATURES

- Adjacent to A1 western bypass
- Well established estate
- Good transport links
- Popular trade counter location
- Close to Kingston Park Metro
- Tenant controlled access gates

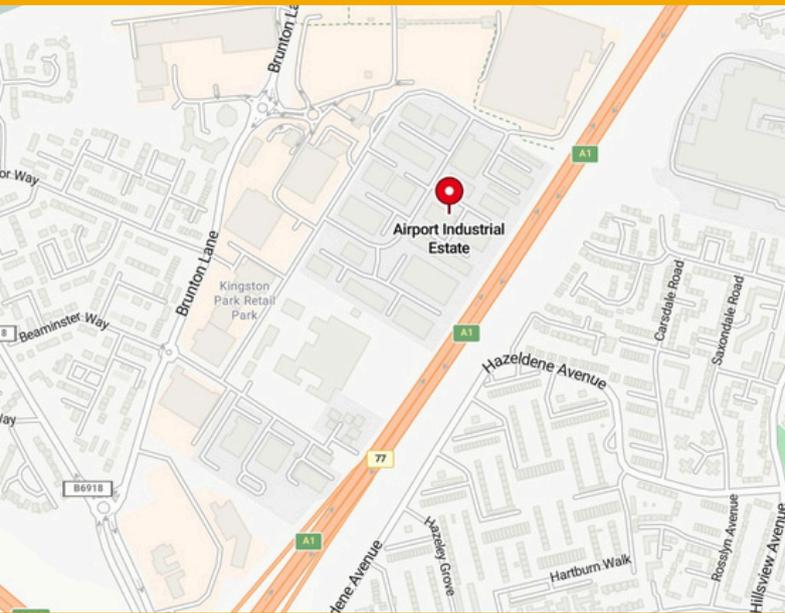


### CONTACT US:

0191 221 1999

[www.ntproperties.co.uk](http://www.ntproperties.co.uk)

[northeast@northerntrust.co.uk](mailto:northeast@northerntrust.co.uk)



#### LOCATION

The estate has excellent access to the major road network being situated adjacent to the A1 Western Bypass. Amenities in the immediate vicinity include Kingston Park Metro Station, Tesco Extra, Kingston Court Retail Park, Belvedere Retail Park, Novotel, Travelodge and Metro Inns.

**WORKSHOP / INDUSTRIAL UNITS**  
**527 - 2,454 sq ft (49 - 232 sq m)**

#### DESCRIPTION

Airport Industrial Estate is a popular and well established estate comprising 91 units. The units are of steel portal frame construction with insulated metal sheet pitched roofs incorporating translucent roof lights. Elevations are of brick/blockwork and insulated metal cladding. There is security fencing with tenant controlled access gates to most areas.

#### SPECIFICATIONS

- Mains electric (3 phase) and water
- WC facilities
- LED lighting

#### EPC

Individual EPC certificates available on request.



#### TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges

