



TO LET

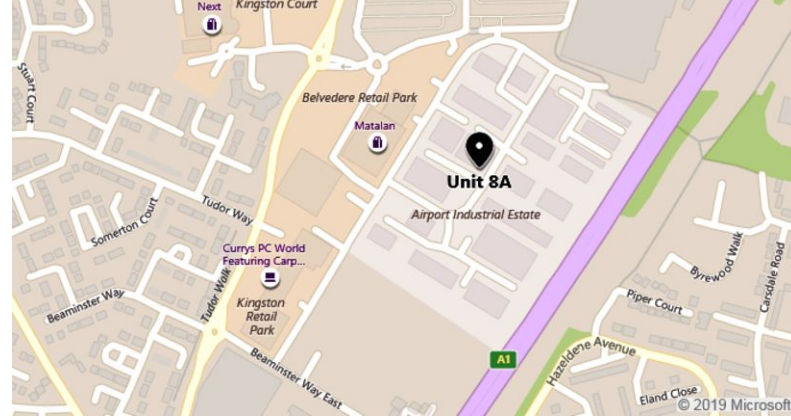
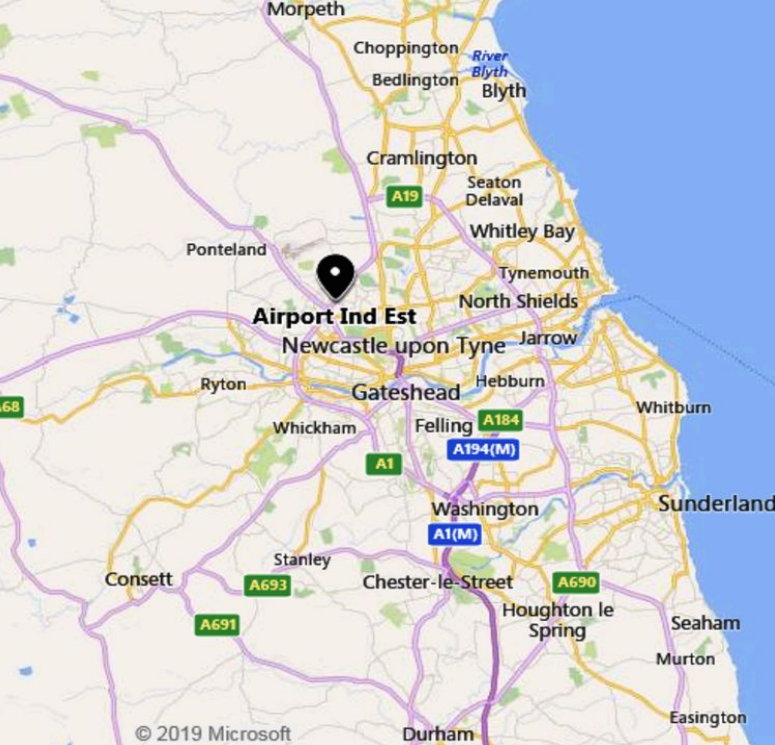
UNIT 8A, AIRPORT INDUSTRIAL ESTATE

KINGSTON PARK, NEWCASTLE UPON TYNE



- Popular trade counter location
- Adjacent to A1 western bypass
- Tenant controlled access gates
- Minimum eaves height 4.6m
- Good transport links
- Close to Kingston Park Metro

TRADE COUNTER / INDUSTRIAL UNIT
5,199 sq ft (483 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Western Bypass	0.6	3	Car
Newcastle City Centre	4.1	13	Car
Newcastle Airport	4.4	11	Car
Kingston Park Metro	0.4	7	Walk

Source: theAA.com

UNIT 8A, AIRPORT INDUSTRIAL ESTATE

KINGSTON PARK, NEWCASTLE UPON TYNE



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.

DESCRIPTION

Single storey semi detached unit of steel portal frame construction and insulated metal sheet pitched roof with translucent roof lights. Elevations are of brick/blockwork with insulated metal cladding above. The unit has a separate personnel entrance, electric loading door and is within a fenced compound with tenant controlled access gates.

SPECIFICATION

- Mains electric, gas and water
- Gas fired warm air heaters
- WC facilities
- Minimum eaves 4.6m
- Loading door 4m wide x 4.6 high

EPC

The property has an Energy Performance Rating of D(76). A copy of the certificate is available on request.

LEASE TERMS

- Tenant full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the tenant
- Tenant responsible for all repairs and decoration
- Rent and service charge payable quarterly in advance
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

RENT / SERVICE CHARGE / RATES

Rent and Service Charge details on application. The property has a Rateable Value of £28,750 (2017 Rating List).

VIEWING / FURTHER INFO

For further information or to arrange a viewing please contact Whittle Jones.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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