



TO LET

AIRPORT INDUSTRIAL ESTATE

KINGSTON PARK, NEWCASTLE UPON TYNE NE3 2EF



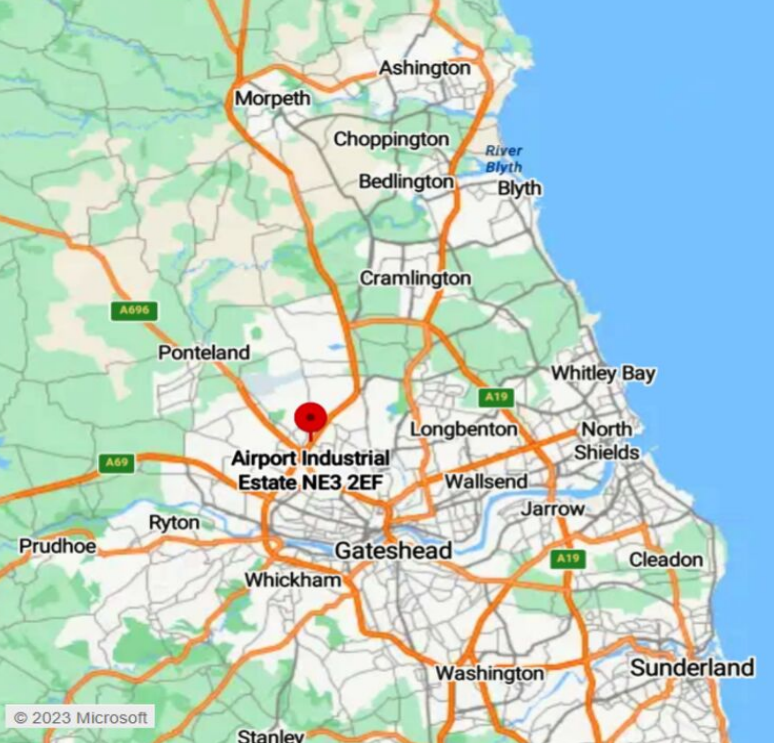
- Adjacent to A1 western bypass
- Well established estate
- Good transport links
- Popular trade counter location
- Close to Kingston Park Metro
- Tenant controlled access gates



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WORKSHOP / INDUSTRIAL UNITS

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



TRAVEL DISTANCE

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

Source: theAA.com

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

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.

SPECIFICATION

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

EPC

Copies of individual EPC certificates are available upon request.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information

www.airportindustrialestate.co.uk



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