

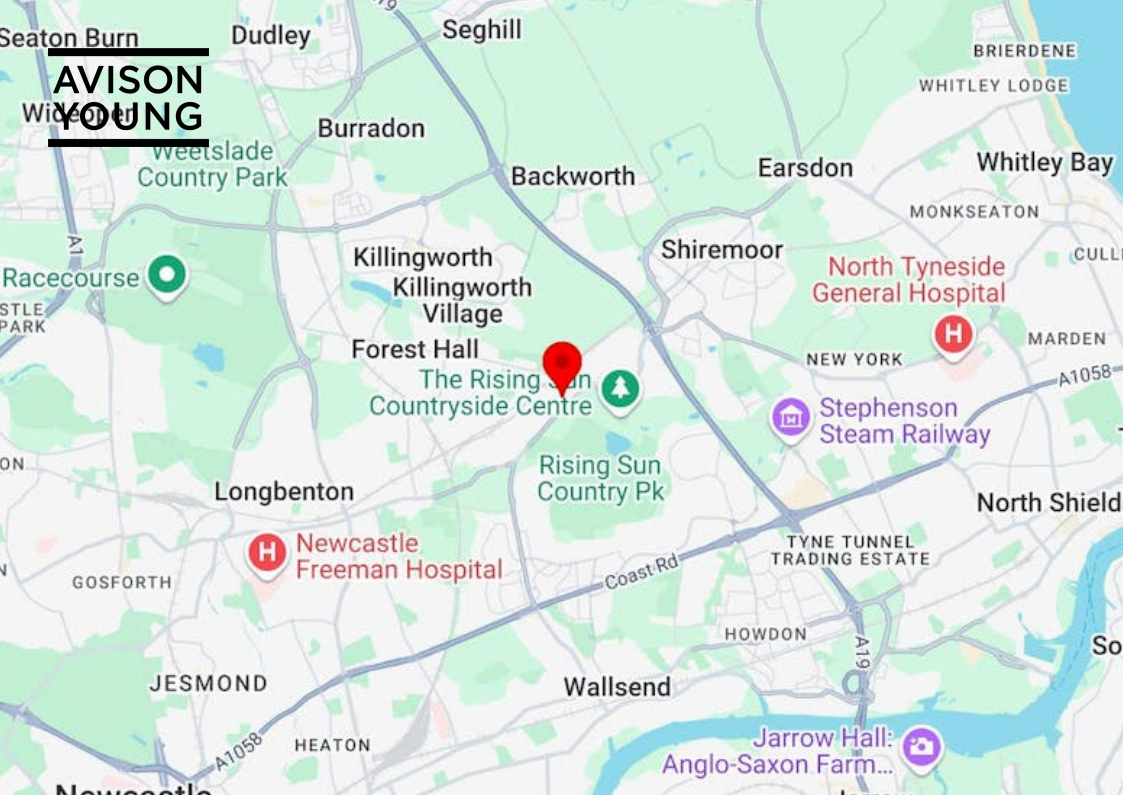


**AVISON  
YOUNG**

Whitley Road, Benton, Newcastle Upon Tyne, NE12 9SZ

Industrial To Let / For Sale | £255,000 per annum | 45,178 sq ft

Industrial To Let or For Sale, Newcastle Upon Tyne



## Description

The premises comprise the original warehouse and used primarily as a cash & carry, with more recent modern high bay extension incorporating a cold store facility, as summarised below: Main Cold Store Facility: Modern high bay steel portal frame extension incorporating cold store Insulated steel sheet elevations and roof Cold store operates at -20c delivering 120 kW of cooling capacity Storage capacity for 2,150 pallets (width 28.1 m x depth 33.4 m x height 10.35 m) Mixture of PUR and PIR insulated panelling Link 51 racking, 90% of which is motorised and fully movable New energy efficient high bay LED lighting Fully serviced under maintenance contract 4 no dock level loading doors / service apron Two-storey office / amenity block.

Cash & Carry Warehouse: Steel portal frame warehouse (built 1979) Fitted with chilled zones and Cash & Carry Brick/blockwork to dado level with insulated steel cladding to eaves Built up mineral felt roof Clear internal height of 4.5 m Additional stores & loading areas 2 no ground level loading doors First floor office accommodation Secure service yard Staff / Customer car park The property benefits from supplies of gas, water and electricity. The available electrical capacity is 250 kVA. The M&E currently in operation draws circa 140kVA.

## Key Points

- Fully operational cold store with 2,150 pallet capacity
- Main warehouse - Gross Internal Area: 2,739 m<sup>2</sup> (29,482 sq ft)
- Modern high bay extension incorporating cold store - GIA: 1,458 m<sup>2</sup> (15,696 sq ft)
- Office accommodation & staff amenities
- Good access to the A19, A1058 Coast Road and Tyne Tunnel
- Available by way of a new FRI lease: £255,000 per annum
- Offers are also invited for the long leasehold interest

## Location

North Tyne Industrial Estate is situated on the A191 Whitley Road immediately opposite Asda Benton, approximately 4 miles to the East of Newcastle city centre and within 1 mile of the A19 Tyne Tunnel approach road.

The estate boasts a wide range of occupiers including Screwfix, Travis Perkins, BLP and Round the Twist across industrial, trade, distribution and leisure sectors. Please refer to the attached map and plan for further information.

## Summary

- Rent: £255,000 per annum
- VAT: Applicable. VAT if applicable will be charged at the standard rate.
- Legal fees: Each party to bear their own costs. Each party is to be responsible for their own legal costs incurred in the transaction.
- EPC: C

## Contact & Viewings



Danny Cramman  
0191 269 0068 | 07796 993 750  
danny.cramman@avisonyoung.co.uk



Adam Lawson  
0191 269 0064 | 07825 113 277  
adam.lawson@avisonyoung.com

## Further information

- [View details on our website](#)

