

TO LET *High quality warehouse facility – 1,694.83 m² (18,243 sq ft)*
Unit 17 Airport Industrial Estate, Kingston Park,
Newcastle upon Tyne, NE3 2EF



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UNIT 17 AIRPORT INDUSTRIAL ESTATE

Kingston Park, Newcastle upon Tyne, NE3 2EF

High quality, prominent warehouse facility – 1,694.83 m² (18,243 sq ft)

- Detached unit with offices
- Adjacent to A1 Western Bypass
- Prominent position next to Tesco Extra
- Established business and trade location
- Fully refurbished
- Secure yard and parking

AIRPORT INDUSTRIAL ESTATE

Situated adjacent to the A1 Western Bypass, the Airport Industrial Estate at Kingston Park is recognised as one of the region's most active and popular business and trade locations.

Proximity to the region's main arterial route and a large residential population has attracted retailers to Kingston Park including Tesco Extra, Sports Direct, Matalan, Halfords, Currys PC World and B&M.

Airport Industrial Estate boasts a number of trade occupiers and industrial uses including Screwfix, CTD Tiles, Howdens, CEF, Karpel Mills, The Bathroom Studio, Kitchens Plus and Statex Colourprint.

Screwfix and Tesco Extra are immediately opposite the available unit.

Alongside commercial uses, the estate benefits from a range of nearby amenities including McDonalds, Dominos Pizza, Greggs and Costa Coffee.



DESCRIPTION

Unit 17 Airport Industrial Estate is a modern detached steel portal frame facility providing open plan warehousing, office accommodation and staff amenities. It benefits from the following features:

Office Accommodation

- Fully refurbished
- Mixture of open plan and modular offices
- Staff amenities including WC facilities and canteen
- Centrally heated throughout
- Secure staff / visitor parking – 17 spaces

Warehouse

- Brick / blockwork walls to dado level with insulated steel cladding to eaves
- Insulated steel sheet roof incorporating rooflights
- Reinforced concrete floor throughout
- Clear internal height of 3.4 m rising to 6 m at apex
- Side and gable end loading doors (4m high x 3.7 m wide)
- High intensity strip lighting
- Floor mounted gas blower heaters
- Secure yard and compound
- Overflow parking – minimum 10 spaces
- Mains gas and water and three phase electricity

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Ed) and the following Gross Internal Areas recorded:

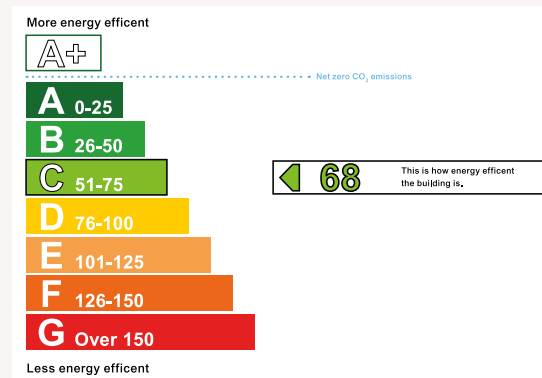
	Area (sq m)	Area (sq. ft.)
Offices & Amenities	335.84	3,615
Warehouse	1,358.99	14,628
Total	1,694.83	18,243

RATEABLE VALUE

According to the Valuation Office Agency website (www.voa.gov.uk) the property has a Rateable Value (RV) of £75,000.

ENERGY PERFORMANCE ASSET RATING

The property has an Energy Performance Asset Rating of C(68). Further information is available on request.



LEASE TERMS

The property is available by way of a new fully repairing and insuring (FRI) lease for a term of years to be agreed at a rent of £105,000 per annum.

There is a service charge to cover the management and maintenance of estate roadways and landscaping. Further information is available on request.

VAT & STAMP DUTY

All rents and charges are quoted exclusive of Value Added Tax (VAT) and Stamp Duty which will be charged at the prevailing rate.



LOCATION



Situated immediately adjacent to the A1 Western Bypass and less than 5 miles from Newcastle City Centre, Airport Industrial Estate is extremely well located. Access from the A1 is via Kenton Bar Roundabout which also provides access via the A696 to Newcastle International Airport and Ponteland both less than 5 miles to the north west. The estate can also be accessed from the A1 immediately to the north via Kingston Park Road.



The estate is well served by public transport with Kingston Park Metro Station less than 5 minutes walk from the property.



Kingston Park Tesco Extra bus stop is situated immediately opposite the unit with regular services from a variety of locations.

CONTACTS



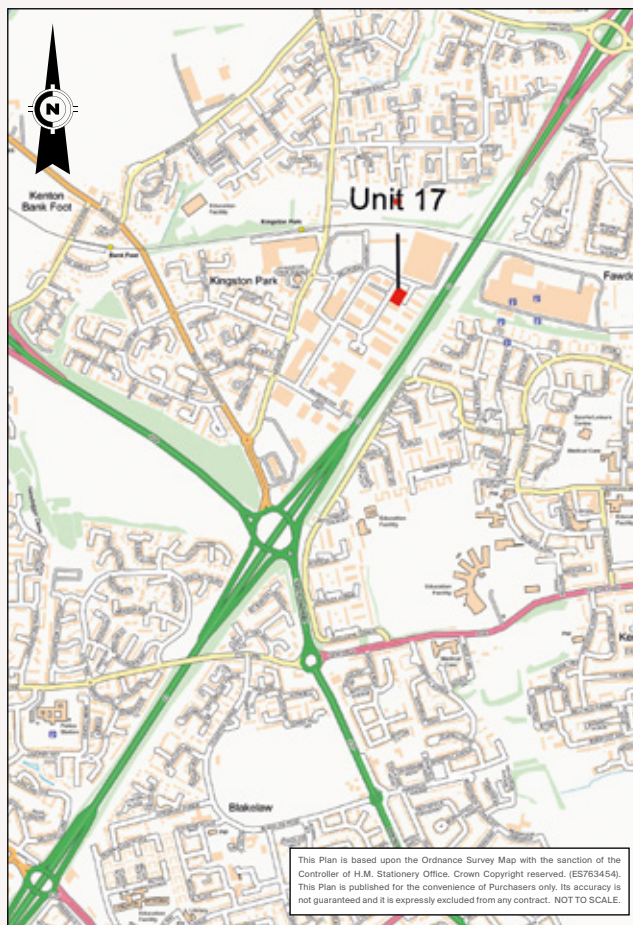
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