



Unit 2, Brunswick Industrial Estate, Newcastle Upon Tyne NE13 7BA

**TO LET**

Unit To Let

**4,128 Sq Ft  
(383 Sq M)**

## DESCRIPTION

A unit of steel portal frame construction with brick and block walls under a dual pitched cement sheet roof with lining panels incorporating translucent rooflights. It has a minimum eaves height of 4.5m (14.75 ft) rising to 7.8m (25.5 ft) at the apex and is served by concertina style loading door 3.5m (11.5 ft) wide by 3.67m (12 ft) high. Externally there is a forecourt parking/loading area.

- ✓ 383.5 sq m (4,128 sq ft)
- ✓ Good access and loading
- ✓ Immediately available
- ✓ 4.5 minimum eaves
- ✓ Focourt parking

## LOCATION

Brunswick Industrial Estate lies approximately 1 mile west of Wideopen and 1.5 miles south east of Dinnington. The estate has good communication links with the A1M and A19 both situated approximately 1 mile to the north. Newcastle International Airport lies 3 miles to the west. Newcastle city centre is some 6 miles to the south.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 2 Ground Floor	4,128	383
Industrial/Offices		
<b>Total</b>	<b>4,128</b>	<b>383</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

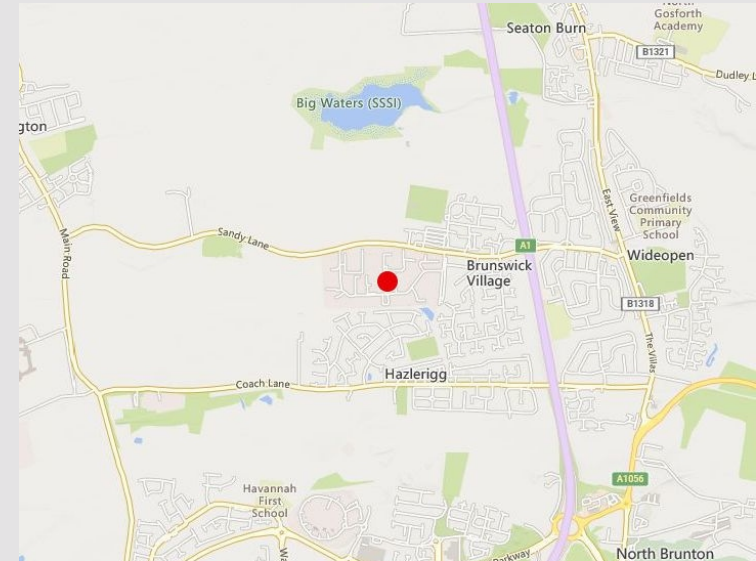
From April 2026 the unit is assessed as follow:-

Warehouse & Premises - £18,500.

## TERMS

The unit is available to let on a new full repairing and insuring lease for a term and rent review pattern to be agreed at a rent of £22,750 per annum.

## EPC C-66



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Regulated by RICS 05-Feb-2026

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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