



TO LET

Unit 5A Wesley Drive Benton NE12 9UP

- Immediately Available
- 20,421 sq ft (1,897.21 sq m)
- 2 level access loading doors
- Minimum eaves height 5.5m
- Dedicated car parking and service yard
- Modular office accommodation
- Good access to the A19

SUBJECT TO CONTRACT

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Location

The premises are located on Benton Square Industrial Estate which is an established industrial location in North Tyneside. The estate has good connectivity to the rest of the region via the A19 which is located approximately 0.5 miles to the east.

Description

The premises comprise a single storey, semi-detached steel portal frame industrial unit.

The external walls are of brick construction with part insulated profile metal cladding with the roof being double pitched and surmounted with insulated profile metal cladding.

Internally the warehouse benefits from concrete flooring and LED lighting with minimum eaves height of 5.48m. Access is via 2no. roller shutter doors.

There is also freestanding office accommodation on site, with secure external yard and gated entrance and car parking to the front.

Accommodation

	sq m	sq ft
Warehouse	1,649.22	17,752
Office	247.99	2,669
Total GIA	1,897.21	20,421



Terms

Available by way of assignment of a lease expiring 26th July 2027. A new lease will be considered for a longer period.

Rent

Passing rent £80,000 pa exclusive of VAT

Business Rates

According to the Valuation Office Agency website the property has Rateable Value of £49,500.

Services

We understand that the property has three phase electrical supply and mains supplies of gas, water and drainage.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has two EPC Ratings:
Office A(21)
Warehouse E(122)

Anti-Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

Viewing

Via Agents HTA Real Estate

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11th May 2026



