

# **Benfield Business Park**

Benfield Road, Newcastle upon Tyne NE6 4NQ

# **Industrial**

## **To Let**

Industrial warehouse  
and workshop units

# Benfield Business Park

Benfield Business Park is a vibrant business and leisure hub offering an eclectic mix of studio, workshop and storage space.

The park boasts a wide range of occupiers from service industries to engineering and wholesalers to fitness training.



## Location

Benfield Business Park is located on Benfield Road approximately 3 miles east of Newcastle City Centre.

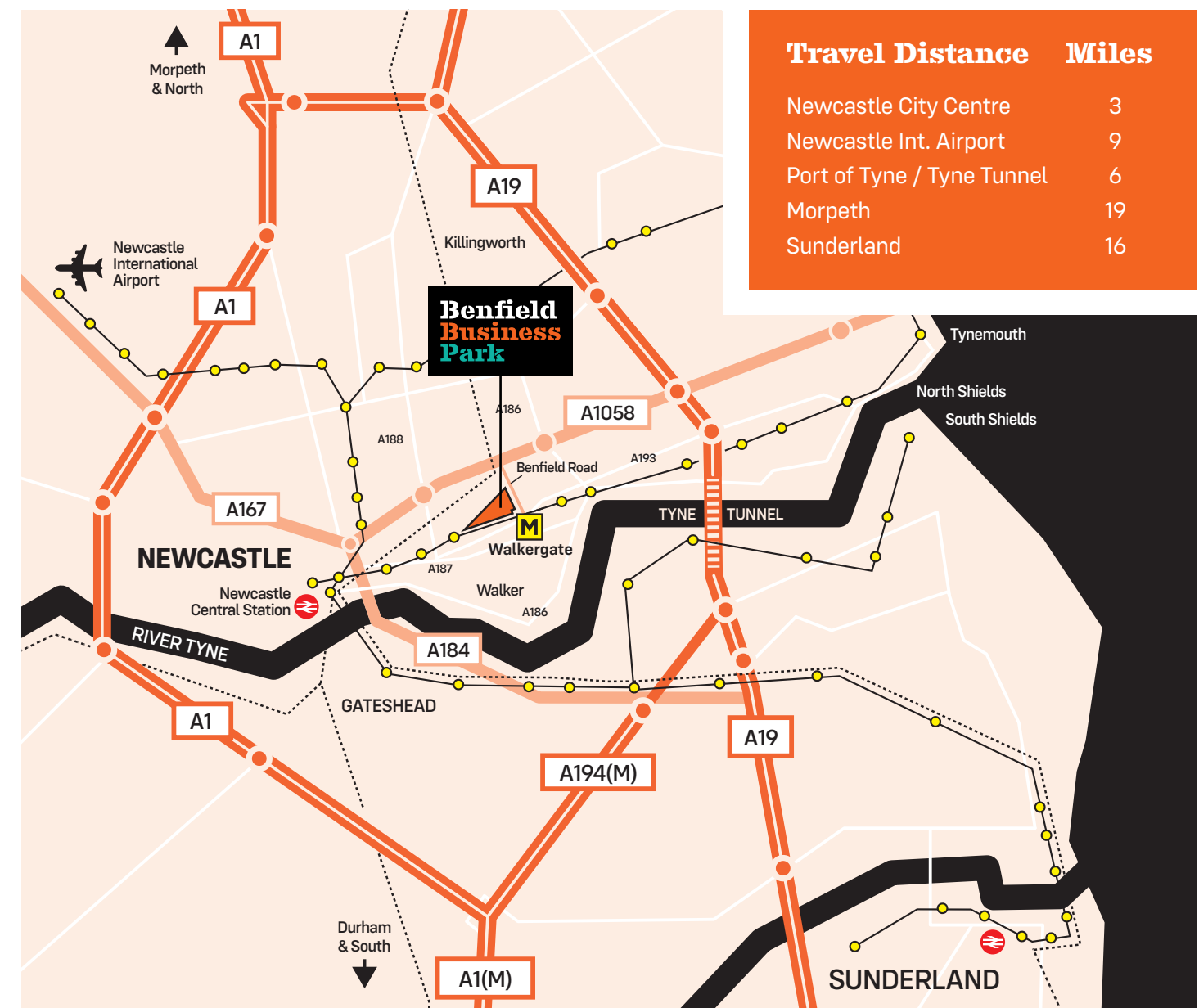
Benfield Road provides access to the A1058 Coast Road, connecting Newcastle City Centre with North Tyneside. The A1058 also provides access to the A19, one of the region's main north-south arterial routes.

Walkergate Metro Station is located adjacent to Benfield Business Park providing services to Newcastle City Centre, including the Newcastle Central Station as well as locations across Tyne & Wear.

Benfield Road is also served by a number of bus services providing access to those local and outlying areas not served by the Metro system.

## Occupiers include:

Funshack  
Peacocks Medical Group





# Benfield Business Park

## Industrial

UNIT	SQ M	SQ FT
A1	1,012	10,896
A2 AVAILABLE	931.70	10,029
A2a	464	4,990
A3	1,909	20,547
A4	1,217	13,096
A5	2,744	29,536
A6	1,071	11,523
B1	933	10,040
B2	477	5,136
B3	934	10,058
B4	485	5,225
B5	241	2,590
B6 AVAILABLE	172	1,850
B7	469	5,046
B8	418	4,500
D	276.7	2,978

## Studios

STUDIO	SQ M	SQ FT
1	338	3,641
2	294	3,167
3	266	2,863
4* AVAILABLE	294	3,166
5* AVAILABLE	292	3,148
6* AVAILABLE	296	3,186
7	308	3,316

## Why Benfield?

- On-site security
- Estate wide CCTV
- Established business and leisure uses
- Generous parking provision
- Well served by public transport
- Proximity to Newcastle City Centre
- Flexible studio accommodation
- Wide ranging workshop and storage units
- Competitive rentals



# **Benfield** **Business Park** **Industrial**

Available Accommodation Schedule

# Industrial Unit B6

1,827 sq ft (169.79 sq m)

**Benfield  
Business  
Park**



## Description

The unit is a mid-terraced industrial unit with brick elevations with steel roof trusses above and a pitched roof including skylights.

The floor is concrete, and the unit is lit via fluorescent tube lighting.

There are two manually operated roller shutter doors along with a pedestrian entrance.

WC and kitchenette facilities are planned to be installed prior to a new tenant taking occupation.

## Quoting Terms

The quoting rent is £12,500 exclusive per annum.

## Service Charge/ Buildings Insurance

On application.

## Rateable Value

Rateable Value from April 2023 is £10,250.

We believe occupiers will be exempt as the rateable value is below the £12,000 threshold, if they occupy the unit as their sole premises.

## EPC

The unit has a current rating of D 94.

## Legal Costs

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

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## Why Unit B6?

- ✦ On-site security
- ✦ Generous parking provision
- ✦ Well served by public transport
- ✦ Close proximity to Newcastle City Centre
- ✦ New WC & kitchenette to be fitted

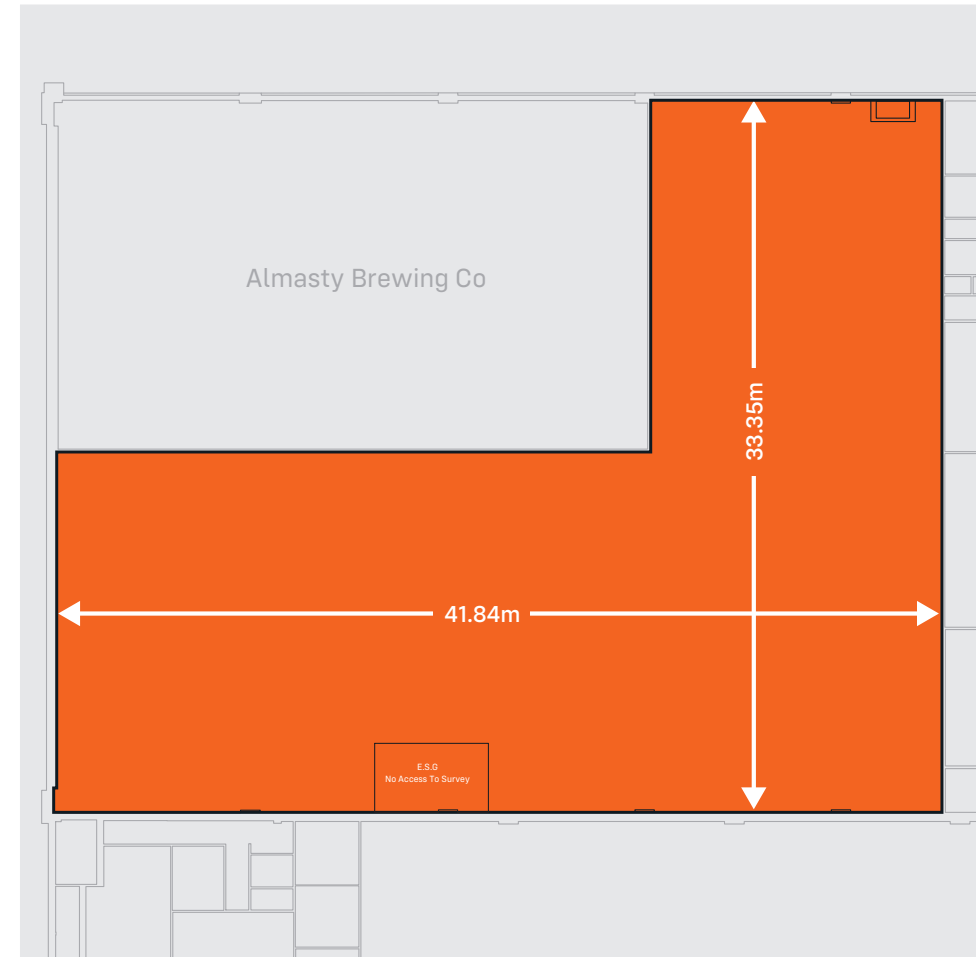




# Industrial Unit A2

10,029 sq ft (931.70 sq m)

**Benfield  
Business  
Park**



## Description

- + Industrial unit with concrete external yard and parking area
- + Minimum eaves height of 4.13m to the cross beams
- + To be refurbished
- + New WC and kitchenette to be installed

## Quoting Terms

The quoting rent is £45,250 exclusive per annum.

## Service Charge/ Buildings Insurance

On application.

## Rateable Value

Rateable Value from April 2023 is £25,000.

## EPC

The unit has a current rating of D(80).

## Legal Costs

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

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

## Why Unit A2?

- + On-site security
- + Generous parking provision
- + Well served by public transport
- + Close proximity to Newcastle City Centre
- + New WC & kitchenette to be fitted



# Benfield Business Park

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For further information or to  
arrange a viewing please contact:

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Asset Manager

**M MARCHMONT**



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