

Benfield Business Park

Benfield Road, Newcastle upon Tyne NE6 4NQ

Studios

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.

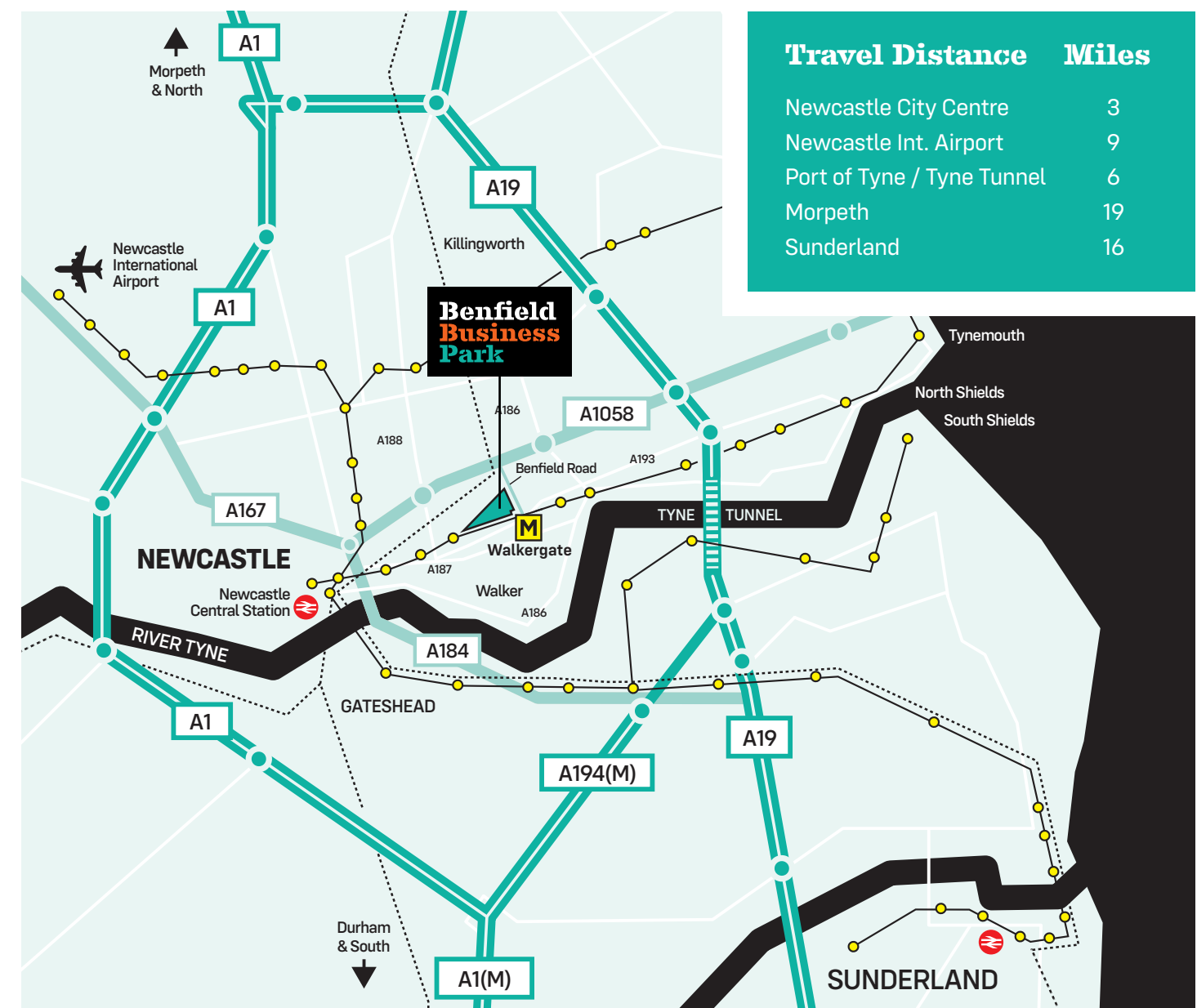
Benfield Road provides access to the A1058 Coast Road, connecting Newcastle City Centre with North Tyneside. The A1058 also provides access to the A19, one of the region's main north-south arterial routes.

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

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

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

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** **Studios**

Available Accommodation Schedule

Studios

Studios 4-6

9,557 sq ft (887.9 sq m)

**Benfield
Business
Park**

Why Studios 4-6?

- ✦ On-site security
- ✦ Generous parking provision
- ✦ Well served by public transport
- ✦ Close proximity to Newcastle City Centre
- ✦ Flexible space to suit a wide range of uses

Description

The unit is a mainly open plan mid-terrace space with carpeted and wooden flooring and a north light roof. WC and kitchenette space is available.

The property benefits from gas central heating and fluorescent tube lighting.

The space will suit a wide range of users including light industrial, leisure and storage and distribution.

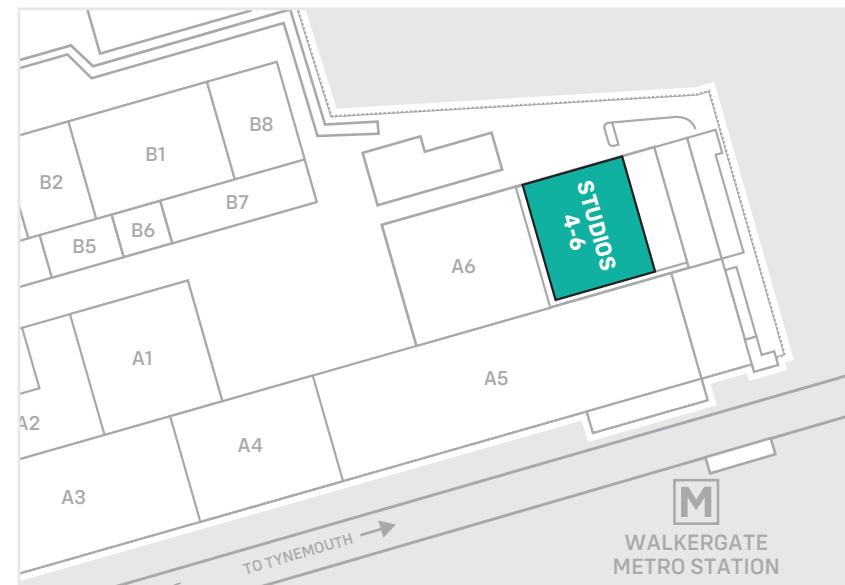
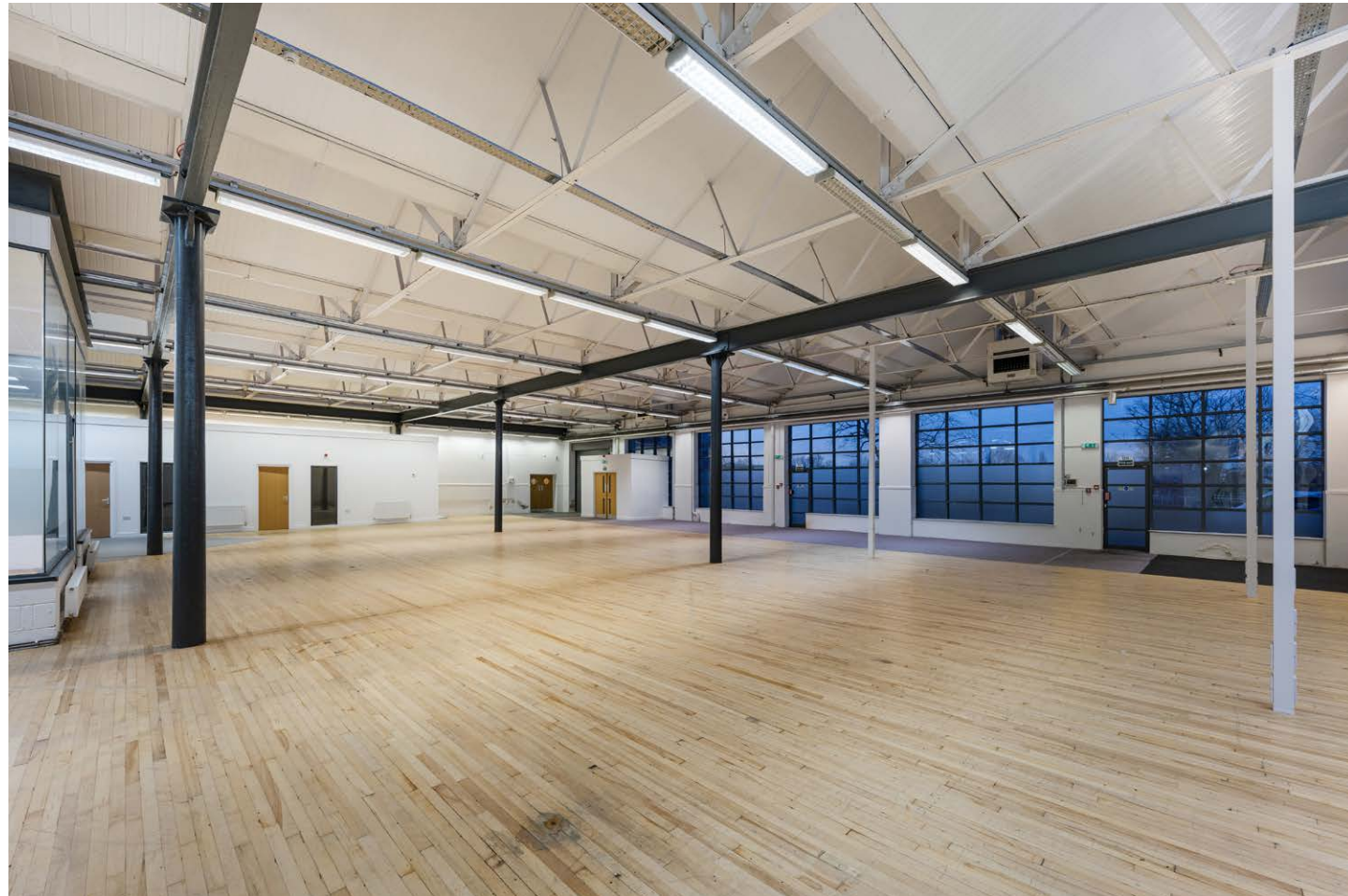


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Quoting Terms

The quoting rent is £47,785 exclusive per annum.

Service Charge/ Buildings Insurance

On application.

Rateable Value

Rateable Value from April 2023 is £37,500.

EPC

The unit has a current rating of C 72.

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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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For further information or to
arrange a viewing please contact:

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Asset Manager

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