

# UnitOne

## Balliol Business Park



**TO LET – RECENTLY REFURBISHED  
PRIME INDUSTRIAL/WAREHOUSE UNIT**

Balliol Business Park, Longbenton, Newcastle upon Tyne NE12 8EW

Naylors   
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Commercial Property People

AVISON  
YOUNG



# Prime Industrial/Warehouse Unit



- Situated in an established commercial location approximately 4 miles north of Newcastle City Centre
- Strategically located on Balliol Business Park with excellent access to the A1 and A19
- New lease available
- Recently refurbished to a high standard

# Location & Communication



Balliol Business Park is located at Longbenton, which is 4 miles to the north of Newcastle upon Tyne City Centre, adjacent to the A188 Benton Lane, which is approximately 2 miles equal distance between the A1 and the A19. These are both key road networks that provide access north/south to the region and onto the national motorway network.

Balliol Business Park is a well-established industrial and office park with a number of well specified buildings. The estate is predominantly industrial throughout with office buildings towards the entrance of the estate.

Occupiers on Balliol include Greggs, Ringtons, Leica and Laing O'Rourke.

The park is served by numerous public transport links and there is a dedicated bus service which runs between the business park and Four Lane Ends Metro Station (approximately 1 mile). Four Lane Ends Metro Station connects to Newcastle Central Station, Newcastle International Airport and access to the wider national rail network.

Quorum Business Park is situated on the opposite side of Benton Lane and comprises a Grade A office park built in 2008 extending to almost 1,000,000 sq ft.

## Occupiers on Balliol





# Property Description

The property comprises a modern detached industrial unit of steel portal frame construction with brick and profile metal sheet clad elevations beneath a pitched profile sheet roof with intermittent roof lights. The office elevation comprises a mixture of brickwork, prefabricated metal cladding and aluminium part coated glazing.

Internally the building benefits from attractive office accommodation to the front elevation set over 2 floors. There is a double height reception/entrance area leading to mainly open plan office space which have suspended ceilings, carpeted throughout with LED lighting, gas fired heating, toilets and canteen. The remainder of the building is warehouse with LED lighting, gas fired blower heating with an eaves height of 5.35m. There are 2 up and over roller shutter doors to the eastern elevation leading to the yard.

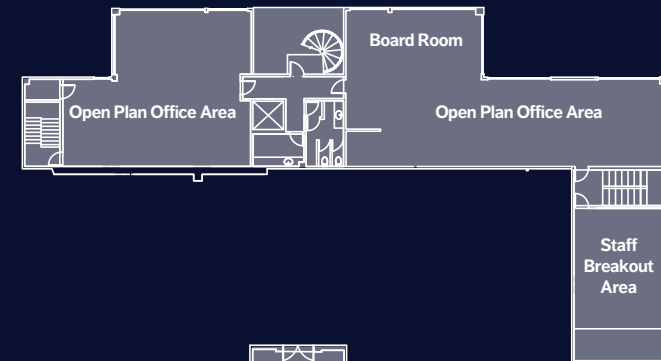
Externally the property has approximately 54 car parking spaces and a concrete yard to the east secured by a secure steel palisade fence. The yard has access to both the car park and the access road from within the business park.



# Plans & Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal area:

ACCOMMODATION	SQ M	SQ FT
Ground Floor Office	351.96	3,788
First Floor Offices	391.62	4,215
Warehouse	2,994.39	32,231
<b>TOTAL</b>	<b>3,737.97</b>	<b>40,234</b>



First Floor



Ground Floor



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### Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£242,000 per annum exclusive.

### EPC

The property has an EPC rating of C(68).

### Rateable Value

To be advised.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### VAT

All reference to price and rent is deemed to be exclusive of VAT where chargeable.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



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### Contact

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