

## TO LET

Bells Close Industrial Estate, Newcastle  
Upon Tyne, NE15 6UF



### Industrial/Warehouse Units

**2,163 – 2,712.5 sq ft**

- Recently Refurbished
- Well-Connected Location
- Rarely Available
- Estate Parking

**For further information please contact:**

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**RICS**



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### Location

These units are located on the well-established Bells Close Industrial Estate, just 0.4 miles from the A1(M), offering excellent road connectivity. The site is 4.2 miles west of Newcastle upon Tyne and 17 miles northwest of Sunderland, providing easy access to key industrial, commercial, and port areas. Its strategic position supports efficient links to regional and national markets, making the units ideal for businesses focused on logistics and distribution.

### Description

The properties are of brickwork construction elevations. The units form part of a terrace and are of steel portal frame construction with blockwork walls and profile sheet roofs incorporating skylights. Internally the units benefit from concrete flooring, florescent tube lighting, W.C facilities and carpeted office accommodation. Minimum eaves height to the haunch is 3.5m and maximum eaves height to the haunch is 5m. Ample parking is provided within the estate, and all units benefit from three phase electricity.

### Accommodation

The property comprises the following Gross Internal Areas:

	M <sup>2</sup>	Ft <sup>2</sup>	Mezzanine sq ft
Unit 1	201	2,163	N/A
Unit 2	201	2,163	N/A
Unit 6	252	2,712	827
Unit 7	252	2,712	1,025
Unit 9	252	2,712	858

### Terms

The units are available to let on a full repairing and insuring lease for a term of years to be agreed.

### Rent

The rent for the unit:

	Rent Per Annum
Unit 1	£16,225
Unit 2	£16,225
Unit 6	£20,345
Unit 7	£20,345
Unit 9	£20,345

### Utilities

We understand the units are connected to mains services however we would recommend interested parties to make their own enquiries in this regard.

### Rateable Value

The VOA indicates that the properties have a rateable value (from April 2023) as follows:

	Rateable Value
Unit 1	tbc
Unit 2	tbc
Unit 6	£15,250
Unit 7	£16,250
Unit 9	£14,750

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### EPC

The current ratings are:

	EPC
Unit 1	D
Unit 2	C
Unit 6	D
Unit 7	D
Unit 9	D

### Legal Costs

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

### 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.

### 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.







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