

TO LET

20/21 & 22 Brough Park Way, Newcastle
Upon Tyne, Tyne And Wear, NE6 2YF



Industrial Units

8,021 - 23,975 Sq Ft (745.15 - 2,227.28 Sq M)

- Prominent frontage to Fosseway A187
- 7m minimum internal eaves height
- Steel roller shutter loading doors
- Internal office, WC and amenity area
- 2 miles east of City Centre

For further information please contact:

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Location

This popular and well established Brough Park Trading Estate lies on the south side of the A187 Fossway approximately 2 miles to the east of Newcastle City Centre and close to the Newcastle Shopping Park including ASDA, Poundland and TK Maxx. The subject premises are located at the entrance to the estate with frontage to Fossway.

Description

The units are constructed with cavity brickwork walls with high level insulated cladding. The roof areas are double pitched with an insulated profile sheeted covering incorporating translucent rooflights. Internally the units have a clear height of 7m and incorporates both male and female WC facilities and office space. Externally the units have a concrete apron and parking area to the front which provides vehicular access by way of a steel roller shutter loading doors 4.8m wide x 4.6m high. There are 3 loading doors, one for each unit.

Services

We understand that the property is connected to all mains services.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Unit 22	8,021	745.15
Unit 20 & 21	15,954	1,482.13
Total	23,975	2,227.28

Terms/Rent

Unit 20/21/22 are available by way of a new FRI lease on terms to be agreed at a rent of £6 per sqft. The units are available as a whole or individually as per the below combinations:

Unit 22 - 8,021 sqft - £39,712 per annum

Units 20 & 21 - 15,954 sqft - £79,288 per annum

Units 20, 21 & 22 - 23,975 sqft - £119,000 per annum

EPC

Unit 20/21 - C70

Unit 22 - D76

Rateable Value

Rateable Values:

20/21 Brough Park - £76,000

22 Brough Park - £31,500

Interested parties speak to the Local Rating Authority to confirm the rates payable.

VAT

All figures quoted are exclusive of VAT which may apply.

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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