

TO LET

5 & 6 Brough Park, Fossway,
Newcastle Upon Tyne, NE6 2YF



Industrial Unit

11,414 Sq Ft (1,060.36 Sq M)

- 2 miles east of the city centre
- Established trade and industrial location
- 4.85m minimum internal eaves height
- To be refurbished

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TO LET

5 & 6 Brough Park, Fossway,
Newcastle Upon Tyne, NE6 2YF

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 of steel portal frame construction under a double pitched insulated profile sheeted covering incorporating translucent rooflights.

Internally the units have a clear height of 4.85m and to the front elevation are 2 story offices with both male and female WC facilities.

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 door 4.8m wide x 4.1m high.

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
Warehouse	10,068	935.32
Offices	1,346	125.04
Total	11,414	1,060.36

Terms

The units are available by way of a new FRI lease on terms to be agreed.

EPC

The property has an EPC Rating of E (107).

Rateable Value

According to the Valuation Office Agency website the properties have a Rateable Value of £64,500 from 1st April 2026.

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

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.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

FOR SALE

5 & 6 Brough Park, Fossway, Newcastle
Upon Tyne, Tyne And Wear, NE6 2YF



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