

WORKSHOP/STORAGE/STUDIO

CLOTH WORKS
INDUSTRY ROAD
NEWCASTLE UPON TYNE
NE6 5XB

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

TO LET



LOCATION

The property benefits from an excellent location on the south side of the Coast Road (A1058), off Benfield Road, approximately 1 mile to the east of Newcastle City Centre and 2 miles from the A167(M) which links to the A1(M).

The surrounding area is characterised by a variety of users, with a mix of industrial, warehouse, storage, retail and residential accommodation. Nearby occupiers include Crosslings, Topps Tiles and Franks Factory Flooring.

DESCRIPTION

The premises are at the edge of a small industrial estate accessed by an entrance road off Benfield Road, which is adjacent to the A1058 Coast Road.

The Cloth Works Business Centre is one of four commercial premises within a secure gated compound. The main door to the premises is protected by two five-lever dead locks and a roller shutter and each individual unit has a five-lever dead lock.

ACCOMMODATION

The units range from 27.88 m² (135 ft²) to 80.58 m² (612 ft²).

RENT

The rents range from £1,450 per annum to £4,190 per annum.

TERMS

The units are available on short term and long term tenancies, with a minimum of one month.

Rent is payable monthly via standing order. In addition there is a service charge payable. Details of the service charge are available upon request.

BUSINESS RATES

Business rates are included in the service charge.

LEGAL FEES

The incoming tenant will be responsible for our clients reasonable legal costs incurred in this transaction.

VAT

All figures within these terms are exclusive of VAT where chargeable.

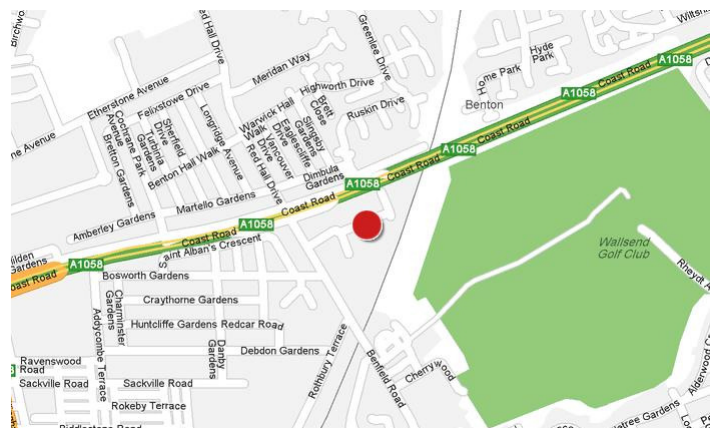
FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Greg Davison or Joanna Bissett on 0191 272 5551 or alternatively via email on:

joanna.bissett@bissett-kenning.co.uk

Greg.davison@bissett-kenning.co.uk



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