

INDUSTRIAL UNIT

FORMER TRANSPORT DEPOT
WHITLEY ROAD
LONGBENTON
NE12 9SQ

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

INDUSTRIAL UNIT TO LET



LOCATION

The property is located on the North Tyne Industrial Estate, one of the major industrial locations in North Tyneside. Whitley Road (A186) lies adjacent to the site and provides excellent access to the A19 both north and southbound linking to the A1(M) and the Coast Road (A1058).

Nearby occupiers include British Car Auctions, UGS Builders Merchants, Bell Truck and Van, Plumb Center, Western SAAB Newcastle and Atlas Garage.

DESCRIPTION

The site is rectangular in shape and comprises a large industrial warehouse with an extensive concrete surfaced fenced yard. The site is fully secure with a gated entrance and palisade fencing and also benefits from a security guard portacabin and CCTV.

The original warehouse was constructed in the 1960's and was extended during the 1990's to provide approximately 35,000 sq ft of space. The building is of steel portal frame construction with a steel profile roof incorporating translucent panels which provide excellent natural light. The unit offers a maximum clear working height of 7.3m and also provides drive through racking and craneage facilities.

ACCOMMODATION

The property provides the following approximate Gross Internal Area:

Warehouse	35,000 sq ft	(3,251.61 sq m)
Secure Storage Yard	4,800 sq yds	

The accommodation could be subdivided to create several smaller units if required.

TENURE

The premises are available by way of a new lease on Full Repairing and Insuring terms, for a term of years to be agreed.

RENT

£3.75 per sq ft (£40.36 per sq m)

BUSINESS RATES

The unit is currently assessed as a whole.

Rateable Value (2010)	£83,000
Rates Payable (2009/2010)	£34,362

LEGAL FEES

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

VAT

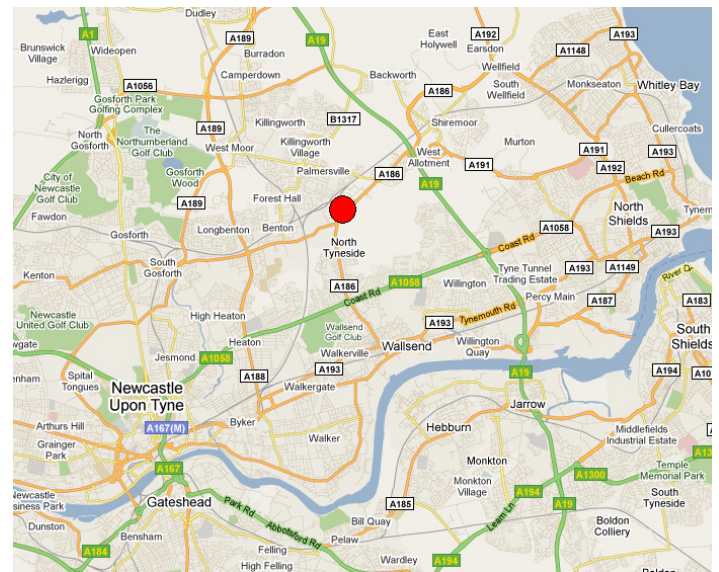
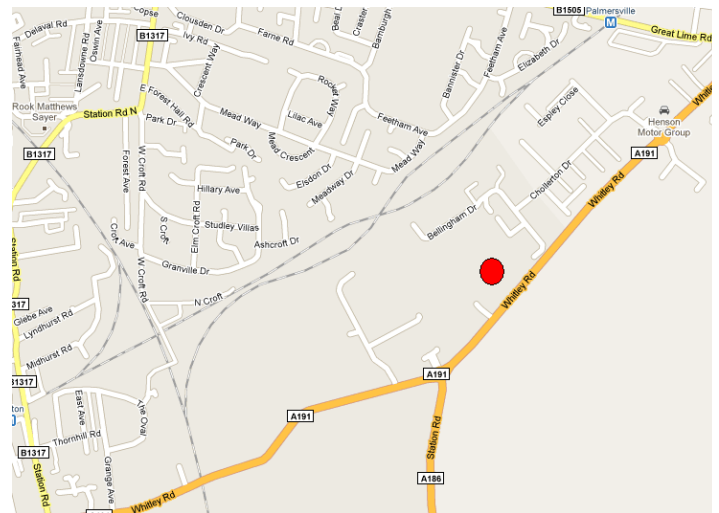
All figures within these terms are exclusive of VAT where chargeable.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Andrew Chandler on 0191 272 5551 or alternatively via email on:

andrew.chandler@bissett-kenning.co.uk



October 2010

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