

Refurbished Industrial Units To Let

LITTON PROPERTIES



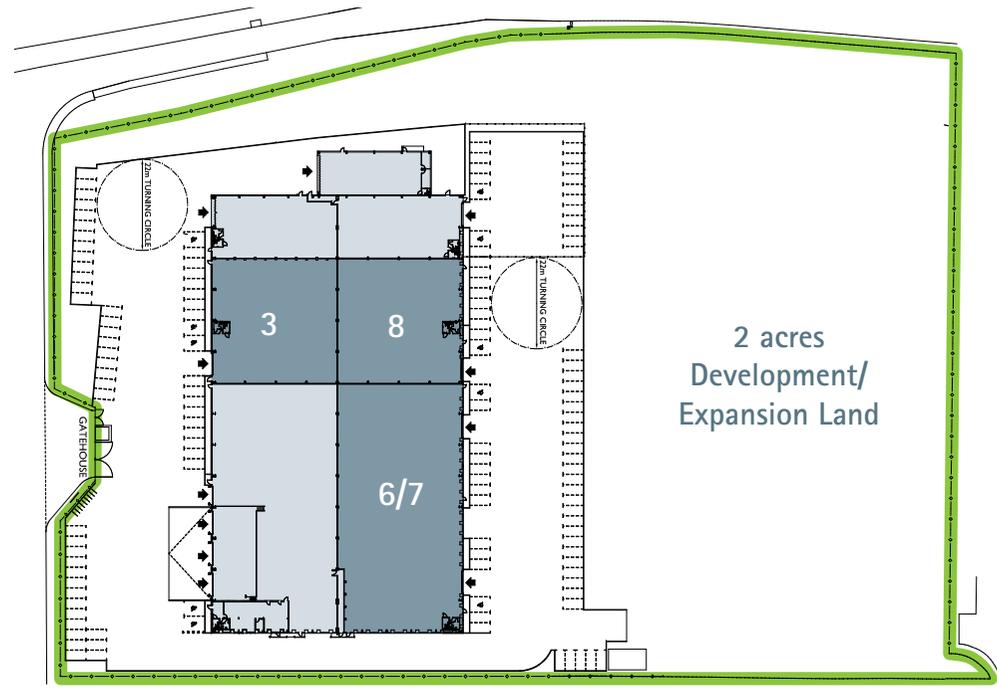
Brunswick Park

Brunswick Industrial Estate
Newcastle upon Tyne NE13 7BA

Units from 9,675 to 39,051 sq ft (899 to 3,628 sq m)
plus 2 acres (0.81 ha) of land available



Accommodation	sq ft	sq m
Unit 3		
Production/Warehouse Area	9,856	916
Unit 6/7		
Production/Warehouse Area	19,520	1,813
Unit 8		
Production/Warehouse Area	9,675	899
Total GIA	39,051	3,628
Development/Expansion Land	2 acres	0.81 ha



Location

The premises are located on Brunswick Industrial Estate ½ mile west of Brunswick Village and approximately 5 miles north of Newcastle upon Tyne City Centre. The estate benefits from excellent access to the regional national motorway network via the A1 trunk road which is a few minutes drive away and is only a short drive from the A19/Tyne Tunnel. Newcastle Airport is also in close proximity.

Description

Brunswick Park consists of refurbished terraced industrial units of steel portal frame construction, with a dual pitched roof and a clear eaves height of 8.25 metres. The units benefit from ground level roller shutter loading doors, with ample carparking and yard space to the front and rear.

To the rear of the terrace there is a substantial area of undeveloped land for expansion, new development or open storage.

Energy Performance Certificate

The units have an EPC rating in Band X (YY)

Tenure

The units are available by way of new full repairing and insuring leases for a term of years to be agreed. There will be a service charge to cover on-site maintenance and security.

Business Rates

The units will have to be reassessed for business rates on completion of a letting.

Asking Terms

On application.

VAT

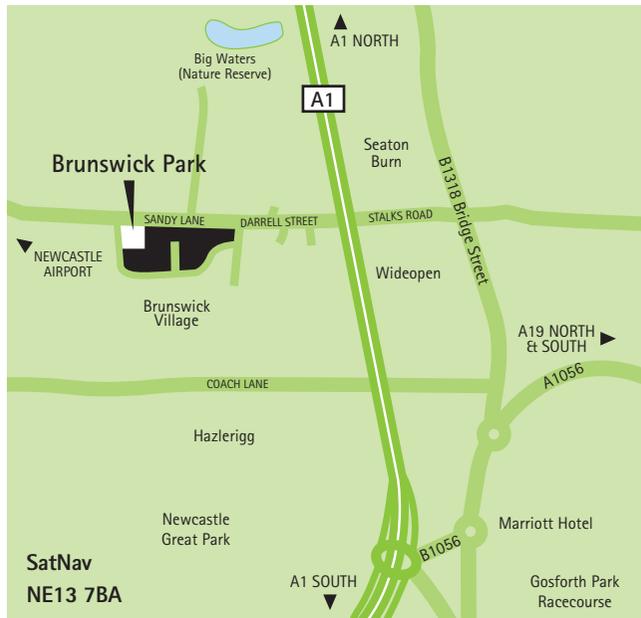
Rents are exclusive of VAT, which will also be chargeable.

Legal Costs

Each party to be responsible for their own legal costs on completion of the transaction.

Viewing

Strictly by appointment with joint sole agents.



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Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. September 2016

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