

## TO LET

9 & 10 Brough Park Trading Estate, Newcastle upon Tyne, Tyne and Wear, NE6 2YF



### Industrial Units

9,985 Sq Ft (927.61 Sq M)

- Popular trade location for East Newcastle
- Secure gated site
- 5m minimum eaves height
- Single storey offices.
- Electrically operated roller shutter door

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### Location

The 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 Newcastle Shopping Park. Other occupiers on the estate include Howdens and Dulux Decorator Centre.

### Description

The unit is constructed with cavity brickwork walls with high level insulated cladding. The roof area is pitched with an insulated profile sheeted covering incorporating translucent rooflights. Internally the unit has a clear height of 5m and incorporates offices, staff canteen and WC facilities. Externally the unit has a concrete apron and parking area to the front which provides vehicular access by way of an electrically operated roller shutter loading door 4.7m wide x 4.5m high.

### Services

We understand that the property is connected to all mains services including 3 phase electric supply.

### Accommodation

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

	Sq Ft	Sq M
Warehouse	8,705	808.76
Offices	1,280	118.87
<b>Total</b>	<b>9,985</b>	<b>927.61</b>

### Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £65,000 pa.

### Rent

£65,000 Per Annum

### EPC

EPC certificate is available on request.

### Rateable Value

According to the Valuation Office Agency website the property has a Rateable Value of £37,500. 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Anti-Money Laundering

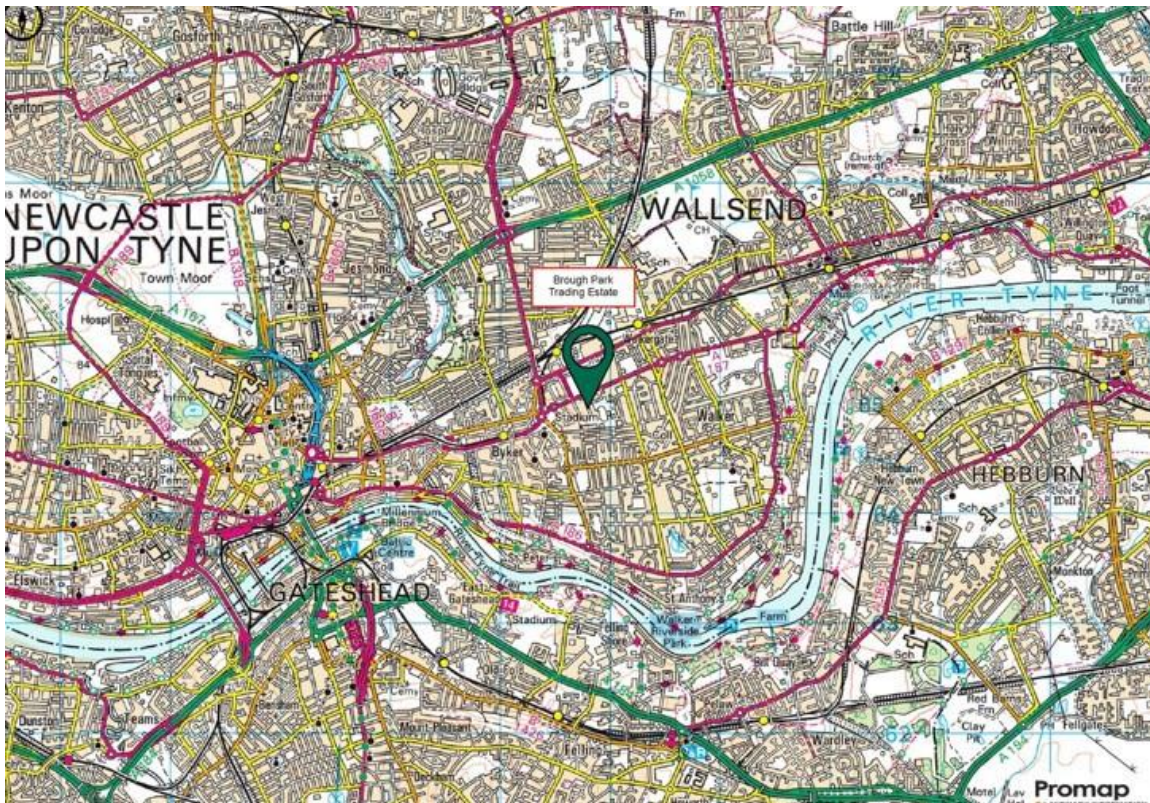
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### 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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