

Benfield Business Park

Benfield Road, Newcastle upon Tyne NE6 4NQ

Industrial

To Let

Industrial warehouse
and workshop units

Benfield Business Park

Benfield Business Park is a vibrant business and leisure hub offering an eclectic mix of studio, workshop and storage space.

The park boasts a wide range of occupiers from service industries to engineering and wholesalers to fitness training.



Location

Benfield Business Park is located on Benfield Road approximately 3 miles east of Newcastle City Centre.

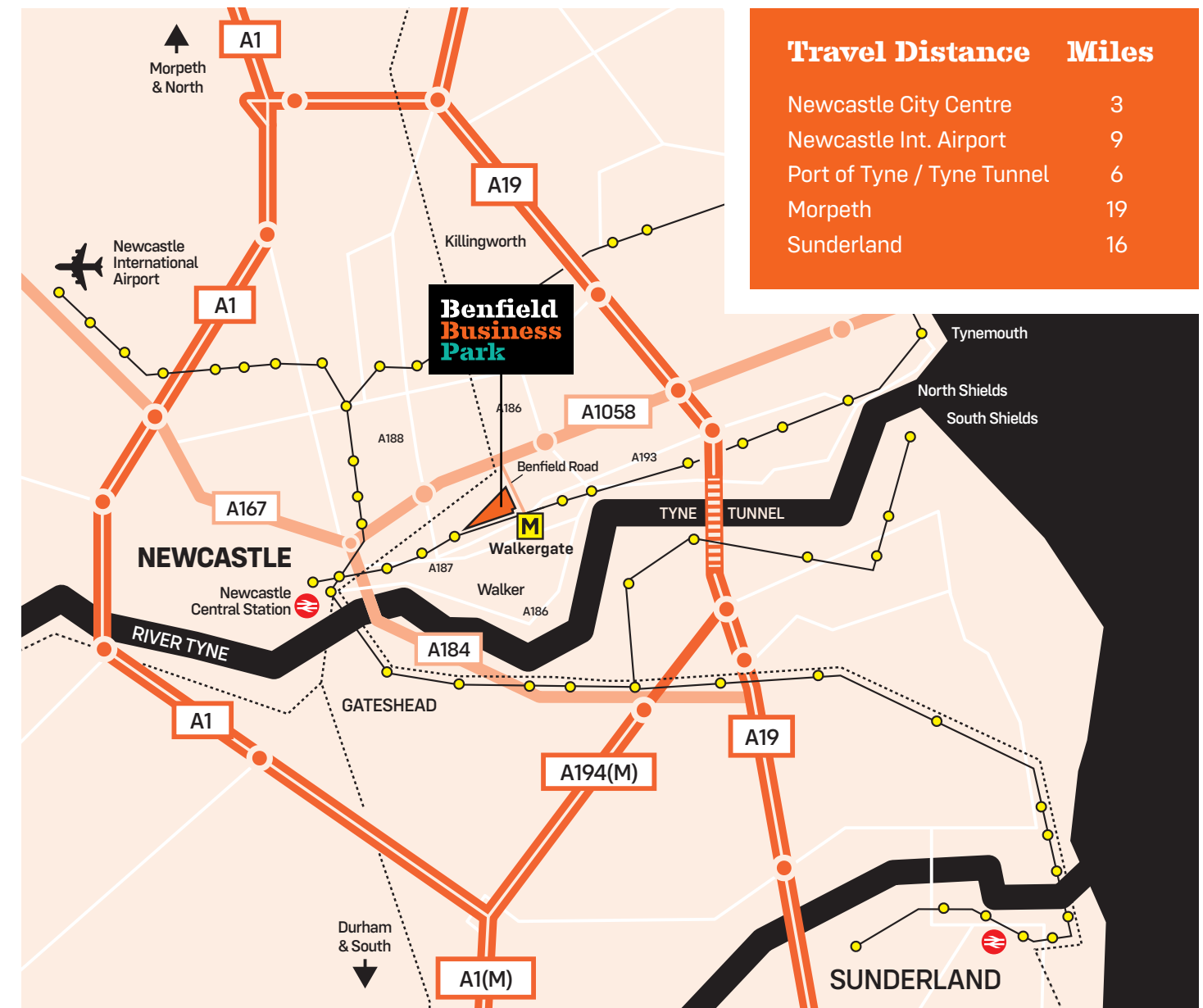
Benfield Road provides access to the A1058 Coast Road, connecting Newcastle City Centre with North Tyneside. The A1058 also provides access to the A19, one of the region's main north-south arterial routes.

Walkergate Metro Station is located adjacent to Benfield Business Park providing services to Newcastle City Centre, including the Newcastle Central Station as well as locations across Tyne & Wear.

Benfield Road is also served by a number of bus services providing access to those local and outlying areas not served by the Metro system.

Occupiers include:

Funshack
Peacocks Medical Group
Forest Master
Eden Rock Climbing & Bouldering
Almasty Brewing Co
Anarchy Brew Co



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UNIT	SQ M	SQ FT
A1	1,012	10,896
A2	931.70	10,029
A2a	464	4,990
A3	1,909	20,547
A4	1,217	13,096
A5	2,744	29,536
A6	1,071	11,523
B1 AVAILABLE	923	9,939
B2	477	5,136
B3	932	10,038
B4	485	5,225
B5	241	2,590
B6	172	1,850
B7	469	5,046
B8	418	4,500
D (Unit) AVAILABLE	257	2,768
D (Yard) AVAILABLE	0.34 acres	

Studios

STUDIO	SQ M	SQ FT
1	338	3,641
2	294	3,167
3	277	2,985
4*	294	3,166
5*	292	3,148
6*	296	3,186
7 AVAILABLE	315	3,391

Why Benfield?

- On-site security
- Estate wide CCTV
- Established business and leisure uses
- Generous parking provision
- Well served by public transport
- Proximity to Newcastle City Centre
- Flexible studio accommodation
- Wide ranging workshop and storage units
- Competitive rentals



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Available Accommodation Schedule

Industrial Unit B1

9,939 sq ft (923.36 sq m)

Fully refurbished

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Description

The unit is a mid-terraced industrial unit with brick elevations, steel roof trusses above and a pitched roof including skylights.

The floor is concrete, and the unit is lit by LED lighting.

There is an electrically operated roller shutter door along with a pedestrian entrance.

WC and kitchenette facilities have been installed.

Quoting Terms

The quoting rent is £49,750 exclusive per annum.

Service Charge/ Buildings Insurance

On application.

Rateable Value

Rateable Value from April 2023 is £24,000.

EPC

The unit has a current rating of B47.

Legal Costs

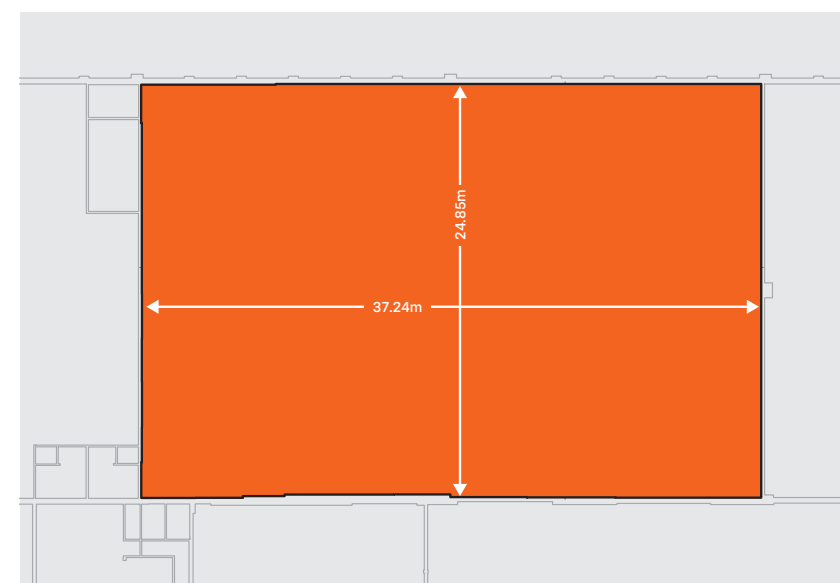
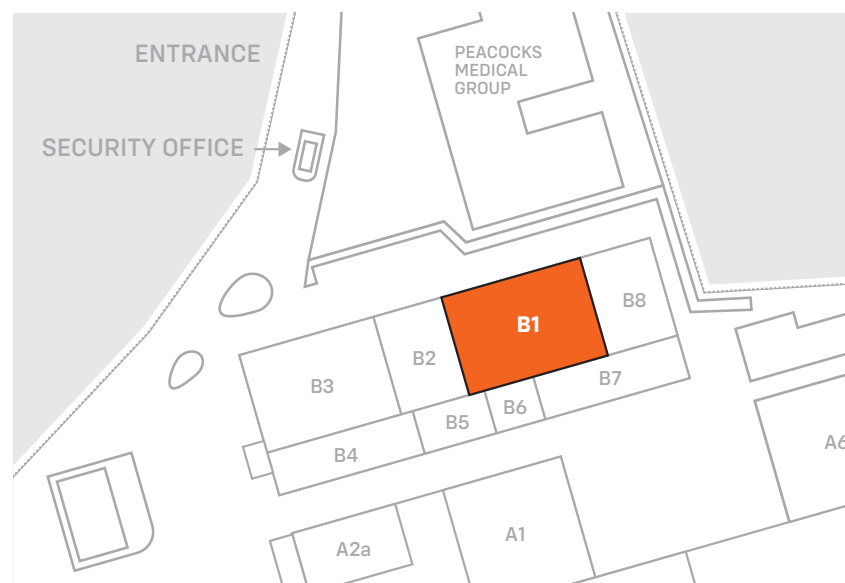
Each party to be responsible for their own legal costs incurred in this transaction.

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.

Why Unit B1?

- ✦ On-site security
- ✦ Generous parking provision
- ✦ Well served by public transport
- ✦ Close proximity to Newcastle City Centre
- ✦ New WC & kitchenette installed

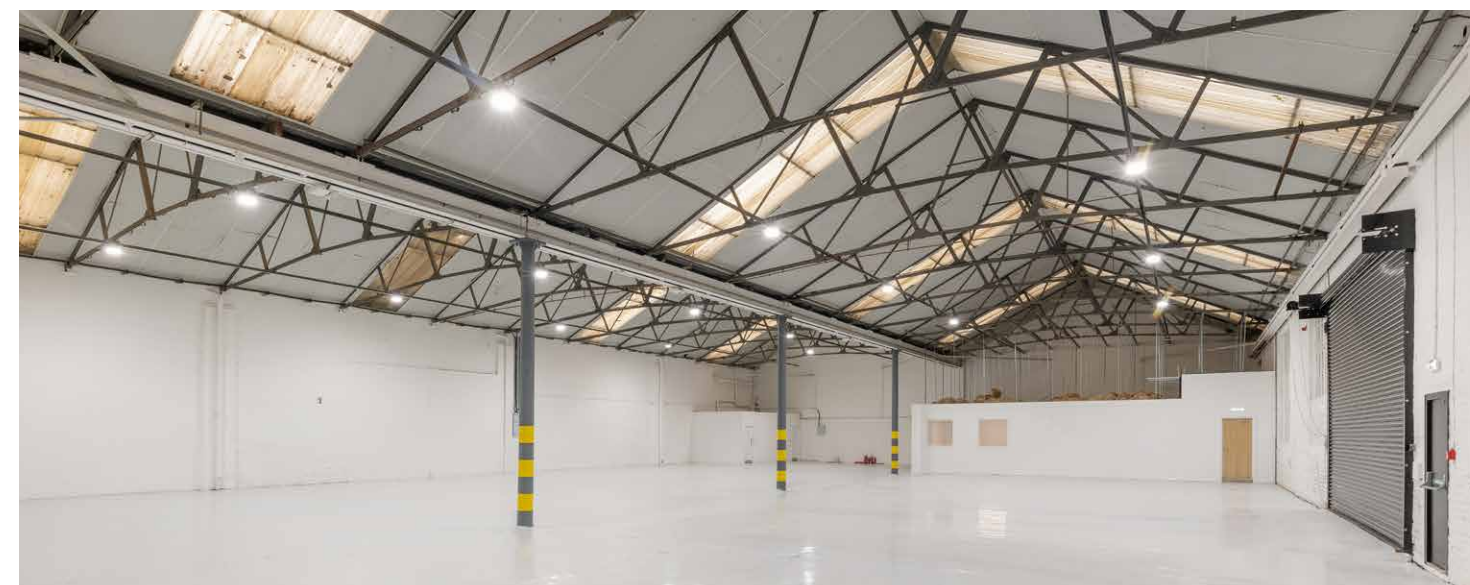
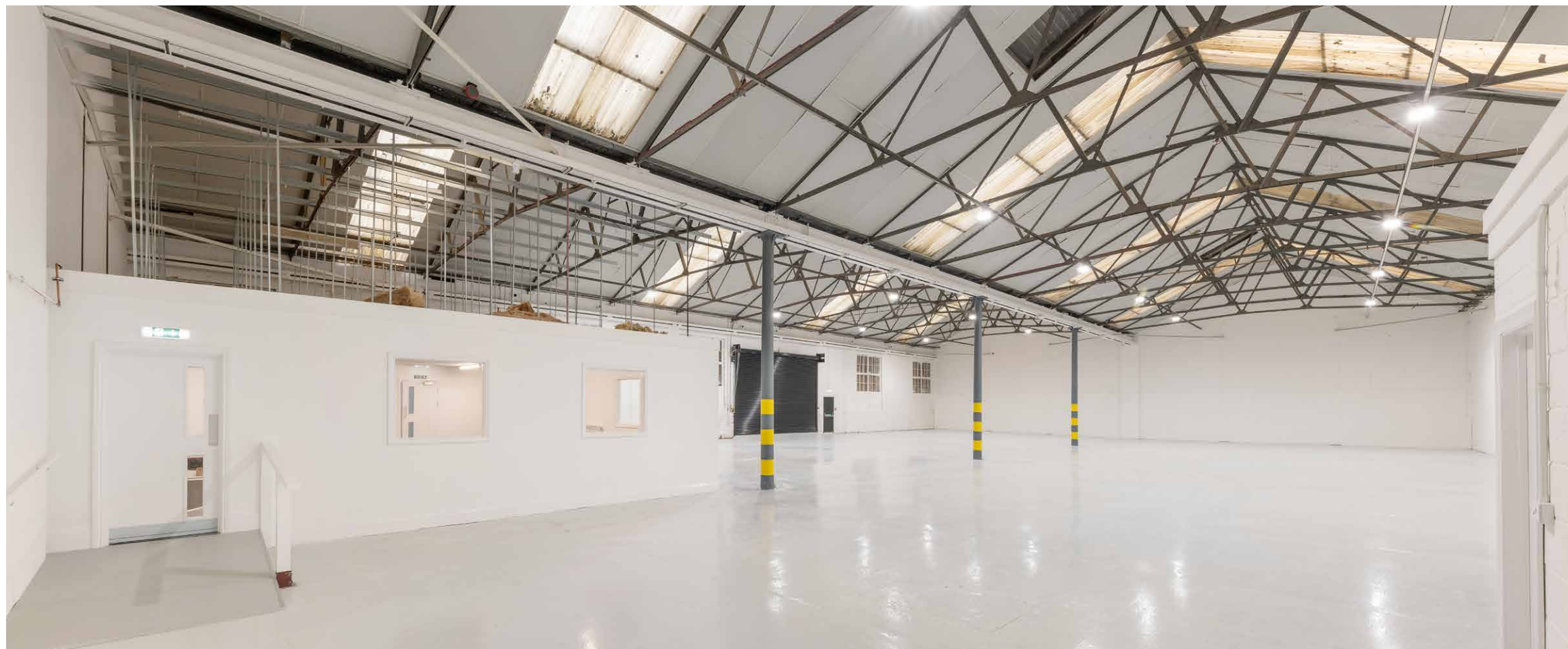


Industrial Unit B1

9,939 sq ft (923.36 sq m)

Fully refurbished

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Industrial Unit D

2,978 sq ft (276.66 sq m)

Fully refurbished



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Description

A detached office / storage unit with double doors for loading, with external car parking and secure hardstanding. Double gates provide access, and the site will be provided with electricity and water supplies.

Quoting Terms

The quoting rent is £35,000 per annum exclusive.

Service Charge/ Buildings Insurance

On application.

Rateable Value

Rateable Value from April 2023 is £17,500.

EPC

The unit has a current rating of C58.

Legal Costs

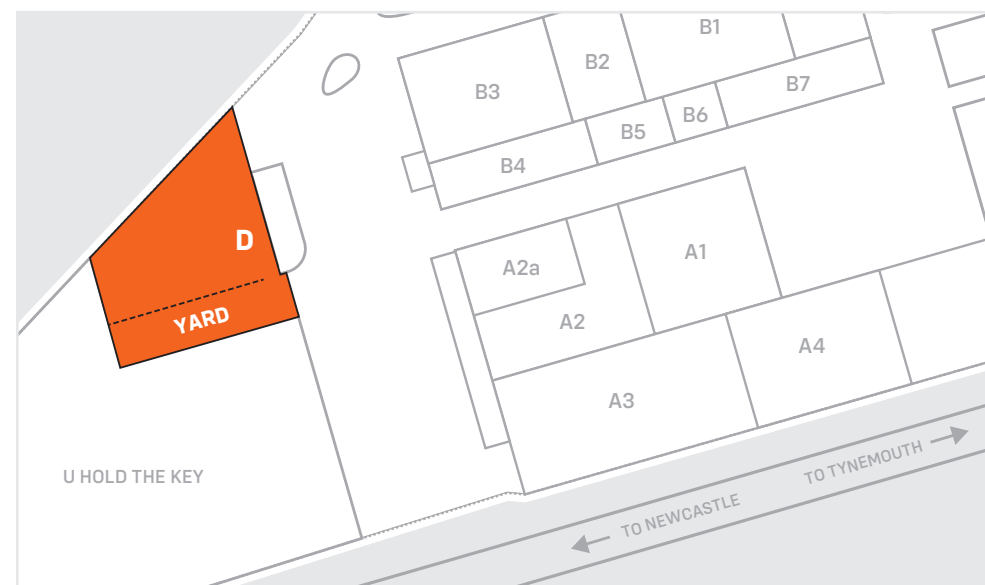
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VAT

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Why the Unit D?

- ✚ On-site security
- ✚ Generous parking provision
- ✚ Well served by public transport
- ✚ Close proximity to Newcastle City Centre



Industrial Unit D

2,978 sq ft (276.66 sq m)

Fully refurbished

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For further information or to
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