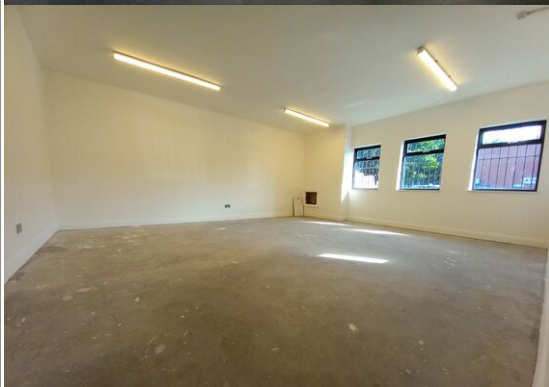




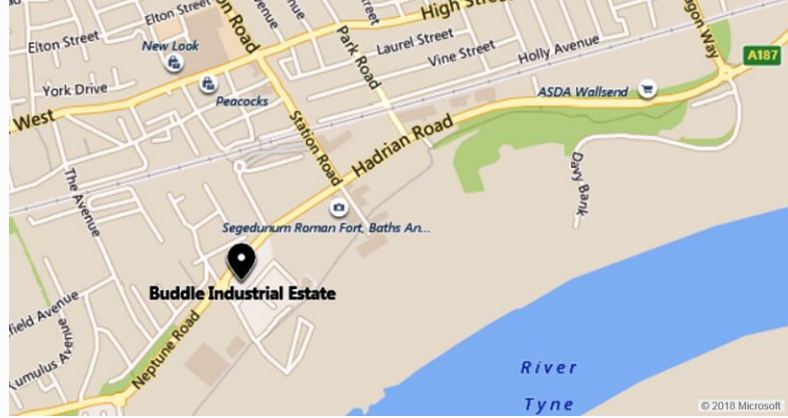
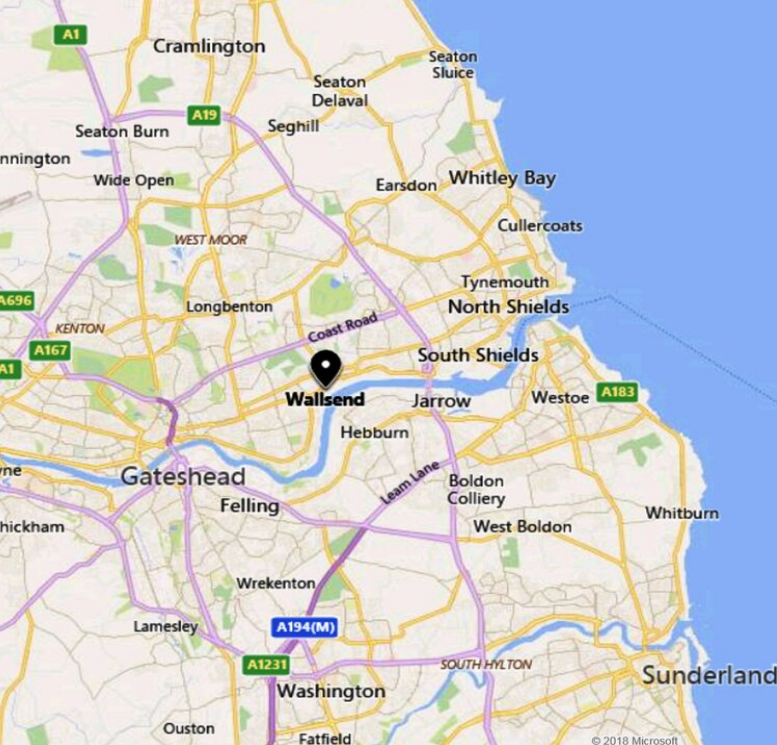
TO LET

UNIT 2A BUDDLE INDUSTRIAL ESTATE

BENTON WAY, WALLSEND, TYNE & WEAR NE28 6DL



- **Established location**
- **Adjacent to A187**
- **Good access to A19 Tyne Tunnel**
- **Eaves height 5.3m**
- **Office/reception**



TRAVEL DISTANCE

	Miles	Mins	Transport
A19 Tyne Tunnel	3.0	10	Car
Newcastle City Centre	3.5	11	Car
A1058 Coast Road	1.2	6	Car
Wallsend Metro Station	0.2	4	Walk

Source: theAA.com

UNIT 2A BUDDLE INDUSTRIAL ESTATE

BENTON WAY, WALLSEND, TYNE & WEAR



LOCATION

Buddle Industrial Estate is situated approximately 3 miles to the east of Newcastle City Centre on the A187 and approximately 3 miles to the west of the A19 Tyne Tunnel. The estate adjoins Segedunum Roman Fort.

DESCRIPTION

Unit 2A is an end terraced property of steel portal frame construction with brick/blockwork and insulated profile clad walls. A pitched roof of profile cladding, internally lined, incorporates translucent rooflights. The unit has a separate personnel door and an insulated panel loading door (3.98m width by 4.70m height). The eaves height is approximately 5.3m. To the front of the unit there is a reception office, male and female WCs and a small enclosed kitchenette area.

SPECIFICATION

- Mains electric and water
- Reception office
- WC facilities
- Loading door 4.7m high by 3.9m wide

EPC

The property has a current Energy Performance rating of Band A (22).

TERMS

- Full Repairing Lease. Term length negotiable
- Rent payable quarterly in advance
- Rent reviews every 3 or 5 years subject to length of Lease
- Rent deposit required, subject to credit check
- Landlord insures the building and recovers the premium from the Tenant
- Tenant contributes to Estate Service Charge for common area upkeep
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



9 Kingfisher Way • Silverlink Business Park • Wallsend • Tyne & Wear • NE28 9NX

northeast@northerntrust.co.uk

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