



To Let

1,551m² (16,700ft²)

**22 Espley Close
North Tyne Industrial Estate,
Newcastle upon Tyne
NE12 9SZ**

- Refurbished industrial unit with integral offices
- Car parking spaces to front of building
- Full LED lighting throughout
- 4.0m minimum eaves height
- Established industrial and trade location

SUBJECT TO CONTRACT

**Contact: Russell Taylor
Email: russell@htare.co.uk
Direct Tel: 0191 245 3012**

**HTA Real Estate
Floor A,
Milburn House,
Dean Street,
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234**

Location

The North Tyne Industrial Estate is located on the north side of Whitley Road, the A191 which lies approximately 6 miles north east of Newcastle City Centre and approximately 1 mile from the A19 Tyne Tunnel road.

Description

The property comprises a single storey steel framed factory unit with cavity brickwork / insulated profile steel sheeting to the external walls and a double pitched roof of insulated profile steel sheet construction incorporating translucent rooflights. Internally the premises have reinforced concrete floors throughout and an internal clear height of 4.0m. To the front of the factory is a single storey block providing a mixture of open plan and private office accommodation together with both ladies and gents toilet facilities. The upper level of the block has a load bearing floor and staircase access providing a useful storage area which could also be fitted out as further office space, although there are height restrictions. Externally there is a service yard to the front of the factory providing vehicular access to the factory by way of an insulated sectional loading door and car parking spaces.



Accommodation

	Sq M	Sq Ft
Factory Area	1,224	13,176
Offices	164	1,762
Mezzanine	164	1,762
Total	1,552	16,700

Terms

Available by way of a full repairing and insuring lease for a term to be agreed at a rent of **£73,750** per annum exclusive.

Business Rates

Interested parties speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property has an EPC Rating of C(74). This expires June 2023. A new EPC will be assessed following refurbishment.

Viewing

Via Agents HTA Real Estate

Russell Taylor
russell@htare.co.uk
0191 245 1234

Simon Hill
simon@htrare.co.uk
0191 245 3011



