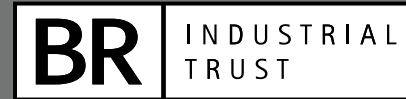


# unit 12

BROUGH PARK TRADING ESTATE ■ FOSSWAY ■ NEWCASTLE ■ NE6 2YF



## Trade / Industrial Unit 6,595 sq ft (612.70 sq m) **TO LET**

- Refurbished to a high standard
- Parking area to the front
- Heating and lighting
- 5m clear height
- 2 miles east of Newcastle city centre
- High profile onto Fossway

# NEWCASTLE UPON TYNE

# unit 12

BROUGH PARK TRADING ESTATE ■ FOSSWAY ■ NEWCASTLE ■ NE6 2YF



SAT NAV  
NE6 2YF



## 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 the Newcastle Shopping Park and Home Bargains.

	Distance	Time
Newcastle City Centre	1.6 miles	5 mins
A1(M)	4.5 miles	10 mins
Newcastle Airport	9.5 miles	25 mins

Source: Google Maps

## DESCRIPTION

The unit is constructed with cavity brickwork walls with high level insulated cladding. The roof area is double pitched with an insulated profile sheeted covering incorporating translucent rooflights.

Internally the unit has a clear height of 5m and incorporates both male and female WC facilities and trade counter/reception/office space.

Externally the unit has a concrete apron and parking area to the front which provides vehicular access by way of a steel roller shutter loading doors 4.8m wide x 4.6m high.

## ACCOMMODATION

	sq ft	sq m
Total	6,595	612.70

## FURTHER INFORMATION

For further information please contact the sole joint agents.



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