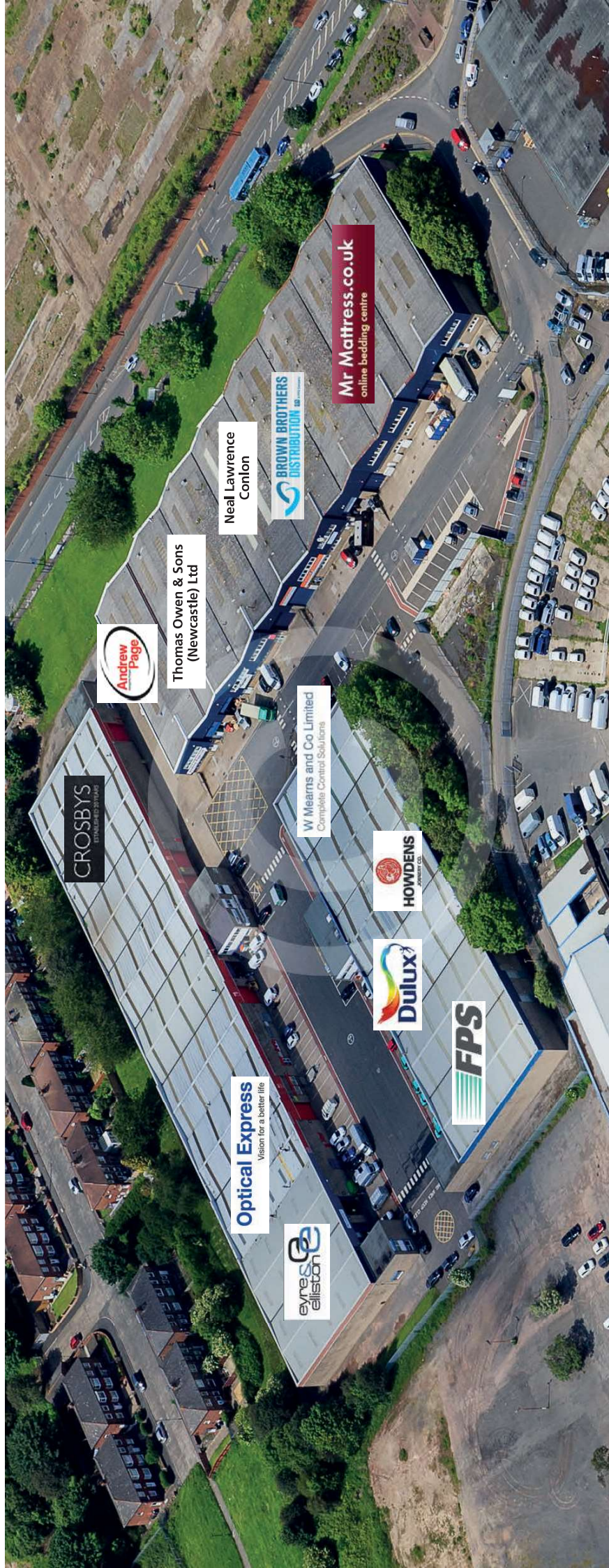


Trade counter/ warehouse units

Central location only 2 miles east of Newcastle City Centre
Units available from **460 m² (4,950 sq.ft.)**
to **1,657 m² (17,828 sq.ft.)**



Brough Park Trading Estate



Description

The Brough Park Trading Estate, which is benefiting from a comprehensive upgrade program, comprises a series of portal framed units arranged in three terraced blocks. Each are constructed having cavity brickwork walls with high level insulated cladding. The roof areas are double pitched with an insulated profile sheeted covering incorporating translucent rooflights.

Internally the units have a clear height of 5m and incorporate both ladies and gents WC facilities and a range of office space which varies in relation to the size of the unit.

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



Services

- The units are provided with mains supplies of gas, water and three phase electricity.
- Lighting throughout the units is predominantly by fluorescent strips.
- A number of the units have gas fired, warm air blowers to the warehouse space whilst the office space is heated by way of gas fired boilers serving panel radiators to the larger units and by way of electric heaters to the smaller units.

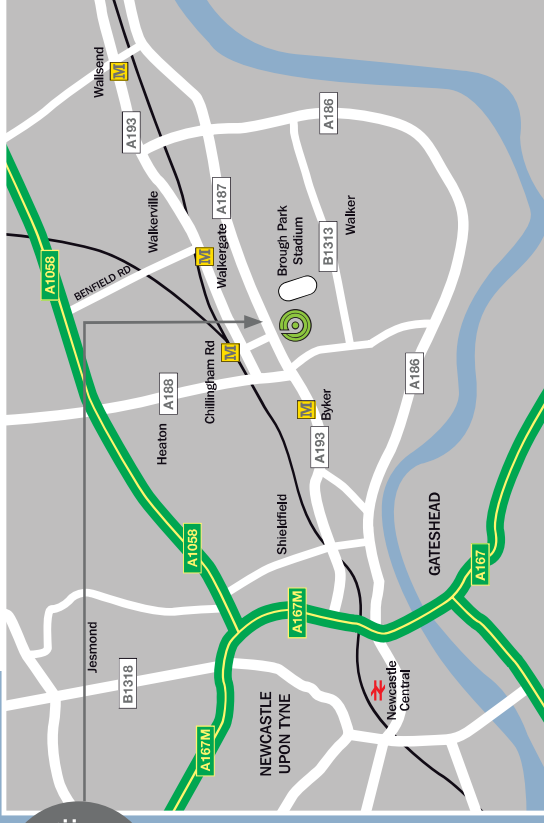


Brough Park

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

BR | INDUSTRIAL TRUST

Camboor



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 B&Q.

Terms

The units are offered to let on new fully repairing and insuring leases for terms to be agreed. Rental details are available on request.

VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

Viewing by appointment only through:



Russell Taylor
russell.taylor@htare.co.uk



Aidan Baker
aidan.baker@bnpparibas.com

Rating

Detailed information on Rateable Values and Business Rates payable is available from the letting agents.

Communications

	Distance	Time
Newcastle City Centre	1.6 miles	5 mins
Gateshead	4.0 miles	12 mins
A1(M)	4.5 miles	10 mins
Newcastle Airport	9.5 miles	25 mins
Sunderland	15 miles	30 mins

Source: Google Maps

NEWCASTLE UPON TYNE

www.brindustrialtrust.com/broughpark

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2014