

**Unit 15**  
**Brough Park Trading Estate**

**BR** INDUSTRIAL  
TRUST

**Warehouse Unit**  
7,992 sq ft (742 sq m)  
To Let

Unit 15, Brough Park Trading Estate,  
Newcastle upon Tyne, NE6 2YF



**Unit 15**

TO BE  
REFURBISHED

## DESCRIPTION

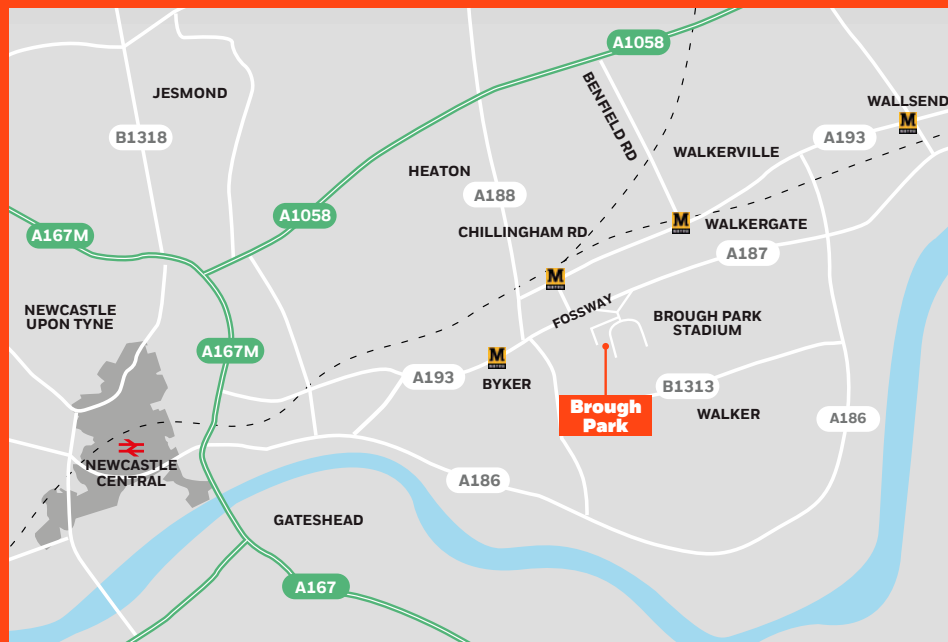
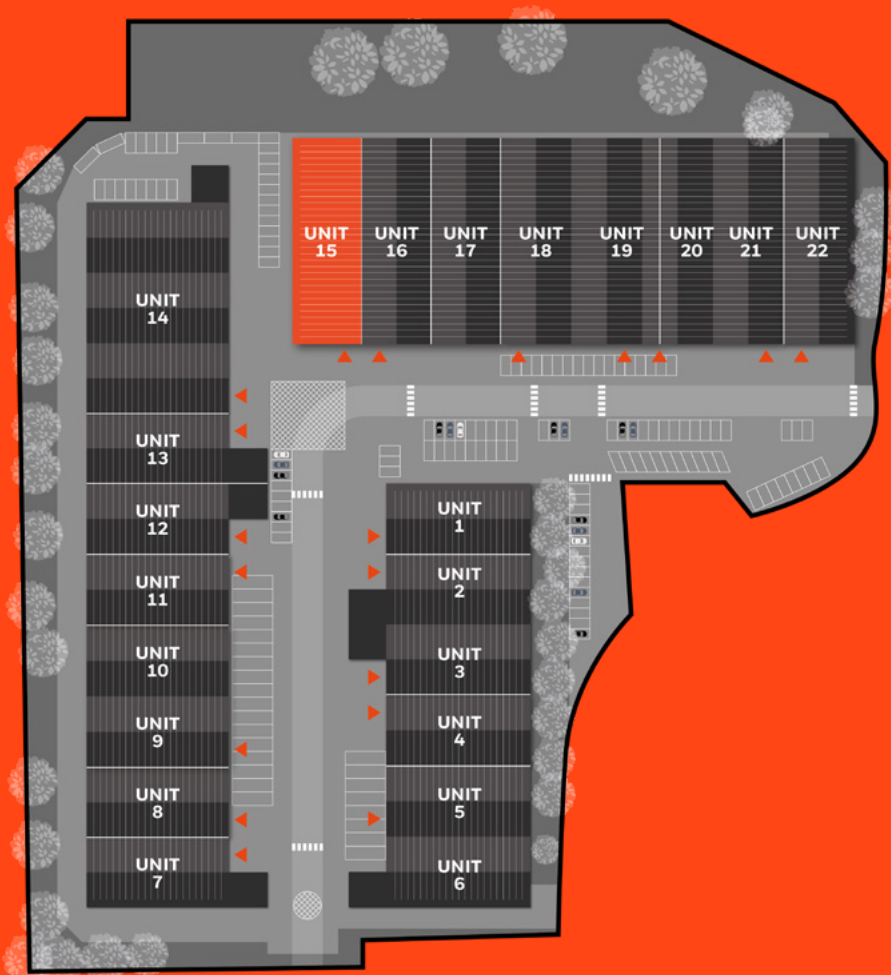
Unit 15 is to undergo extensive refurbishment to include a new roof, installation of LED lighting throughout, new windows and doorframes, new sectional loading door and extensive redecoration.

The two storey ancillary accommodation will also benefit from new flooring, ceiling tiles and new kitchenette.

Additionally, the unit will have a minimum eaves height of 6.5m and EPC rating B.

## 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.



**what3words: factories.asks.baked**  
[www.what3words.com](http://www.what3words.com)

## ACCOMMODATION

UNIT	SQ FT	SQ M
15	7,992	742

## CONNECTIVITY

LOCATION	MILES	TIME
Newcastle	1.6	5 mins
Gateshead	3.9	12 mins
A1 (M)	4.5	10 mins
Port of Tyne	7.0	14 mins
Newcastle Airport	9.5	25 mins
Sunderland	14.5	29 mins

## VAT

VAT is payable on rents and charges.



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