



For Sale

2,270.41m² (24,438ft²)

**Gateway House,
Wesley Way,
Benton Square Industrial Estate,
Newcastle, NE12 9TA**

- Detached industrial unit
- Large secure fenced site
- Potential to extend service yard
- 4 Level loading doors
- 4.88m minimum eaves height

SUBJECT TO CONTRACT

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Location

The popular and well-established Benton Square Industrial Estate is located within half a mile of the Holystone Junction off the A19 and lies approximately six miles to the north east of Newcastle upon Tyne City Centre.

The A19 provides excellent road links into the A1 approximately 7 miles north west of the site with the Tyne Tunnel being approximately 3 miles to the south.

Description

The property comprises a detached industrial/warehouse unit of steel portal frame construction to an eave's height of approximately 4.88 meters to underside of haunch and 10m to the Apex. The elevations are of full height brick cavity walls with the roof being lined cement sheets with translucent roof lights. The warehouse benefits from LED lighting.

Loading to the unit is via four ground level loading doors 5.5m (w) x 4.5m (h) that provide access to a concrete service yard to the northern elevation.

The two-story office block with stores to the eastern elevation is also of brick cavity construction with a flat felt roof over. There is a small car park in front of the office block.

The site is surrounded by palisade fencing and has an unsurfaced plot of land extending to approximately 0.45 acres to the western elevation of the property which could be used to extend the yard areas.



Photo July 2023

Accommodation

	sq m	sq ft
Warehouse	1,988.68	21,406
Offices	281.73	3,032
Total GIA	2,270.41	24,438

Terms

The property is available on a freehold basis with vacant possession. Offers invited over £735,000.

Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £72,500. 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. Interested parties are advised to carry out their own checks on service provisions and ratings to the unit.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property is being assessed for the EPC. A copy will be available.

Anti-Money Laundering

Under current UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete a simple online identity verification.

Viewing

Via Joint Sole Agents: - HTA Real Estate or sbh

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