



# To Let

**529.46m<sup>2</sup> (5,699ft<sup>2</sup>)**

## 1 Brough Park Trading Estate Newcastle upon Tyne NE6 2YF

- Popular trade location for East Newcastle
- Secure gated site
- Lease to assign or sublet
- 4.85m minimum eaves height
- Two storey offices and staff canteen
- EPC B

**SUBJECT TO CONTRACT**

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## Location

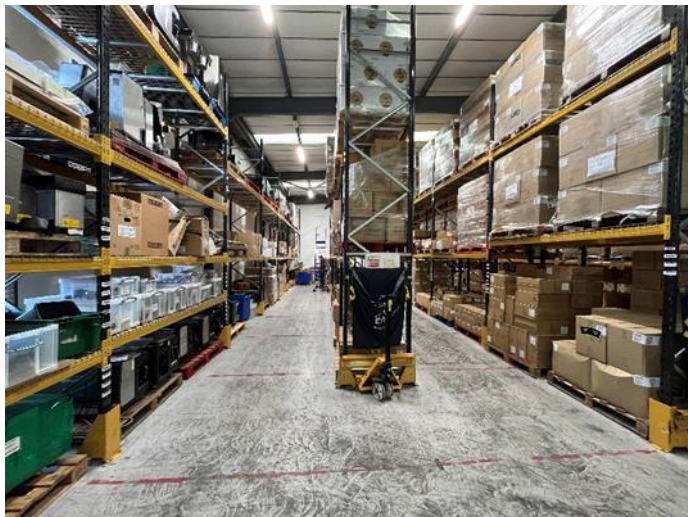
The popular and well established Brough Park Trading Estate lies on the south side of the A187 Fossway approximately 2 miles to the east of Newcastle City Centre and close to Newcastle Shopping Park. Other occupiers on the estate include Howdens and Dulux Decorator Centre.

## Description

The unit is constructed with cavity brickwork walls with high level insulated cladding. The roof area is pitched with an insulated profile sheeted covering incorporating translucent rooflights. Internally the unit has a clear height of 4.85m and incorporates offices, staff canteen and WC facilities. 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 door 4.8m wide x 4.6m high.

## Accommodation

	sq m	sq ft
Warehouse and ground floor offices	464.65	5,001
First Floor Offices	64.81	698
<b>Total GIA</b>	<b>529.46</b>	<b>5,699</b>



## Terms

Available by way of assignment of a lease expiring 13<sup>th</sup> September 2026 at a passing rent of **£27,080** per annum exclusive.

## Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £23,250. 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 including 3 phase electric supply.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

The property has an EPC Rating of B(46). A copy of the certificate is available on request.

## Viewing

Via Agents HTA Real Estate

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