



To Let **NE6 2YF**

20/21/22 Brough Park Fossway Newcastle upon Tyne

- 745 sq. m (8,021 sq. ft) to 2,227 sq. m (23,975 sq. ft)
- Prominent frontage to Fossway A187
- 2 miles east of City Centre
- Established trade and industrial location
- 7m minimum internal eaves height

SUBJECT TO CONTRACT

Contact: Russell Taylor
Email: russell@htare.co.uk
Direct Tel: 0191 245 1234

HTA Real Estate
Floor A,
Milburn House,
Dean Street,
Newcastle upon Tyne
NE1 1LE
T: 0191 245 1234

Location

This 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 including ASDA, Poundland and TK Maxx. The subject premises are located at the entrance to the estate with frontage to Fossway.

Description

The units are constructed with 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 7m and incorporates both male and female WC facilities and office space. Externally the units have 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. There are 3 loading doors, one for each unit.

The units are available as a whole or individually as per the below combinations: -

Unit	Size (sqft)	Rent
22	8,021	£39,712pa
20/21	15,954	£79,288pa
20/21/22	23,975	£119,000pa



Accommodation

	sq. m	sq. ft
Unit 20/21	1,482	15,954
Unit 22	745	8,021
Total GIA	2,227	23,975

Terms

Unit 20/21 is available by way of an assignment of the current lease which is dated 24th March 2022 for a term of 5 years at a rent of £79,288pa

Unit 22 is available by way of an assignment of the current lease dated 24th March 2022 for a term of 5 years at a rent of £39,712pa

Business Rates

According to the Valuation Office Agency website the properties have a Rateable Value of:

22 Brough Park	£31,500
20/21 Brough Park	£76,000

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.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

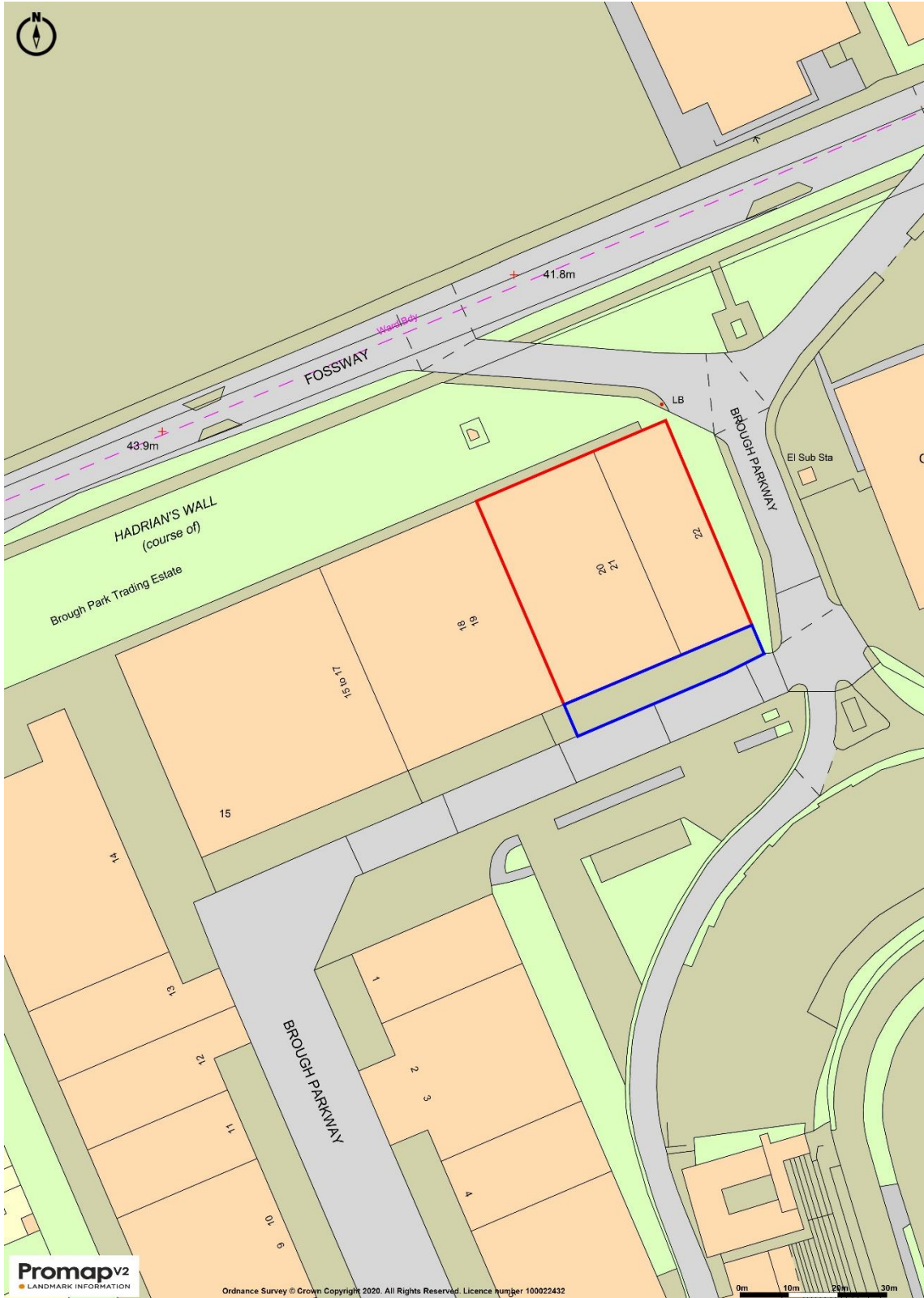
Unit 20/21	C70
Unit 22	D76

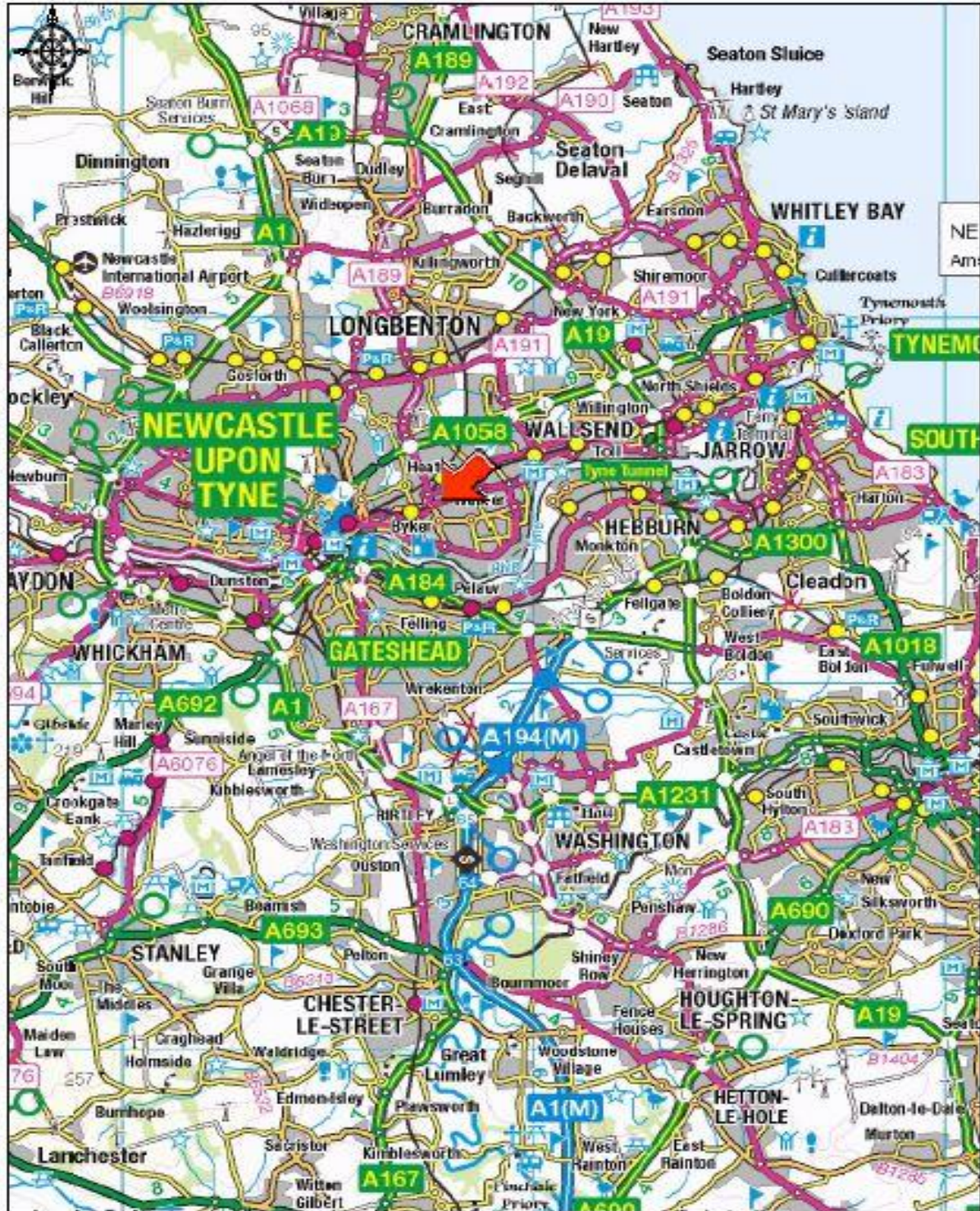
Viewing

Via Agents HTA Real Estate.

Russell Taylor
russell@htare.co.uk
 0191 245 1234

Simon Hill
simon@htare.co.uk
 0191 245 1234





Promap
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Brough Park, Newcastle upon Tyne