



# To Let

**927.63m<sup>2</sup> (9,985ft<sup>2</sup>)**

## **9 & 10 Brough Park Trading Estate Newcastle upon Tyne NE6 2YF**

- Popular trade location for East Newcastle
- Secure gated site
- 5m minimum eaves height
- Single storey offices
- Electrically operated roller shutter door

**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 5m 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 an electrically operated roller shutter loading door 4.7m wide x 4.5m high.

## Accommodation

	sq m	sq ft
Warehouse	808.76	8,705
Offices	118.87	1,280
<b>Total GIA</b>	<b>927.63</b>	<b>9,985</b>



## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £65,000pa.

## Business Rates

According to the Valuation Office Agency website the property has a Rateable Value of £37,500. 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 including 3 phase electric supply.

## VAT

All figures quoted are exclusive of VAT which may apply.

## Energy Performance Certificate (EPC)

EPC certificate is available on request.

## Viewing

Via Agents HTA Real Estate

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Or our joint agent Naylor's Gavin Black



