



## **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**

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## 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              |
|-----------------|---------------|-------------------|
| <b>22</b>       | <b>8,021</b>  | <b>£39,712pa</b>  |
| <b>20/21</b>    | <b>15,954</b> | <b>£79,288pa</b>  |
| <b>20/21/22</b> | <b>23,975</b> | <b>£119,000pa</b> |



## Accommodation

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

## Terms

The units are available by way of a new FRI lease on terms to be agreed

## Business Rates

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

|                          |                |
|--------------------------|----------------|
| <b>22 Brough Park</b>    | <b>£31,500</b> |
| <b>20/21 Brough Park</b> | <b>£76,000</b> |

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)

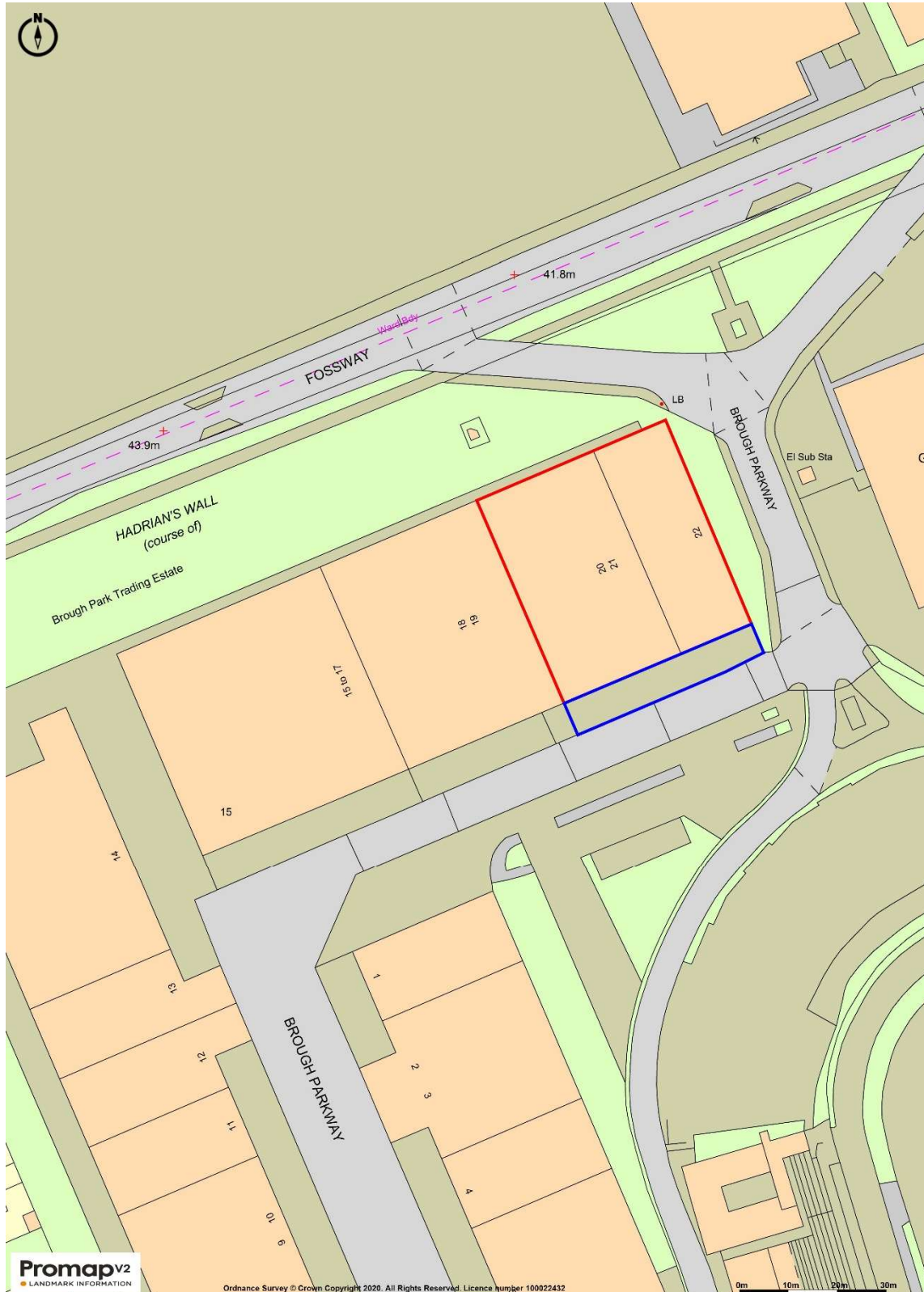
|                   |            |
|-------------------|------------|
| <b>Unit 20/21</b> | <b>C70</b> |
| <b>Unit 22</b>    | <b>D76</b> |

## Viewing

Via Agents HTA Real Estate.

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Promap  
Landscape Information Group

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