

Sunderland: 0191 5658844  
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# To Let

## Industrial Units

Browns Park  
Brunswick Industrial Estate  
Newcastle upon Tyne  
NE13 7GD

- New Industrial units constructed 2017
- From 2879 ft<sup>2</sup> (268 m<sup>2</sup>) – 5764 ft<sup>2</sup> (535 m<sup>2</sup>)
- Close to Newcastle International Airport
- Max eaves height 6.2m
- Secure compound/parking area with 24hr access
- Ready for immediate occupation

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

### Location

Brunswick Industrial Estate is located just off the A1 approximately 8 miles north of Newcastle City Centre and 5 miles east of Newcastle International Airport and the A1. The estate is home to a number of industrial/commercial occupiers including James Burrell Builders Merchants and KB Sheet Metal.

### Description

The development was constructed in 2017 comprising new industrial units with shared surfaced secure compound and parking. Each unit is of brick and blockwork construction with profiled metal cladding above having a maximum eaves height of 6.2m capable of taking a mezzanine floor. Heating is provided by Powmatic overhead blower units and each unit will have 3 phase electricity, a single WC facility and tea point. The units are ready for immediate occupation.

### Accommodation

The property briefly comprises as follows:-

Unit	ft2	m2	Rent
1/2	5886	546.81	M&C Roofing
3	2880	267.83	£12,000 pax
4	2855	265.60	Under offer
5	2413	224.63	Under offer
6	2879	268.02	£12,000 pax
7	2885	268.67	£12,000 pax
8	2903	269.69	Under offer

### Tenure

New Leases are available for a term of years to be agreed (minimum 5 years) on an effective FRI basis subject to 5 yearly Rent Reviews.

### Service Charge

A service charge will be levied on a proportionate basis to cover the cost of the estate maintenance/repairs and management of the estate/unit. The service charge and insurance for the current year is estimated at £1,500 plus VAT per single unit

### Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- ✉ mario@lofthouseandpartners.co.uk
- ✉ alexa@lofthouseandpartners.co.uk
- ☎ 0191 5658844

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value

The Valuation Office has confirmed the Rateable Value(s) as follows:

<b>Workshop and premises</b>	<b>Unit 3</b>	<b>£9,500</b>
	<b>Unit 6</b>	<b>£9,800</b>
	<b>Unit 7</b>	<b>£9,600</b>

The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p. If necessary a written request should be made to the Local Authority for confirmation.

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

### Ref

C3591

### Prepared

September 2017

### EPC

Unit 3	Energy Rating C
Unit 6	Energy Rating E
Unit 7	Energy Rating D



Hawthorn House

Orsanden Court

KB Shearmahal

MAIN ENTRANCE

LANE 2

BUILDING CONTROL SECTION  
CITY OF NEWCASTLE UPON TYNE

27 MAY 2016

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20470 3100