/INDURENT

Industrial

UNIT B2 - PHASE 1B | THE WATERFRONT, NEWBURN RIVERSIDE INDUSTRIAL PARK

Newburn Riverside, Kingfisher Boulevard, Newcastle Upon Tyne, NE15 8NZ



UNIT B2 - PHASE 1B | 3,421 SQ FT

Modern industrial unit on a popular business park

This unit offers 3,421 sqft of flexible space, ideally suited to trade counters, among a wide range of other business uses, comprises WC facilities, ample parking to the front, and access via roller shutter at the rear to a communal yard area.
Located on a popular estate, this unit is situated 10 minutes from Newcastle city centre, only 25 minutes from the A1.

Lease Type	New



Unit Summary

- Premier Industrial Location
- 24 Hour Access
- Ideal Trade Counter Units
- Flexible Space
- Well Maintained Estate
- Close to Transport

	Per Annum	Per Sq Ft
Rent	£36,800.00	£10.76
Rates	£10,610.00	£3.10
Maintenance Charge	£5,400.00	£1.58
Insurance	£951.00	£0.28
Total Cost	£53,761.00	£15.71

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0101090

+44(0) 808 169 7554

Industrial

UNIT B2 - PHASE 1B | THE WATERFRONT, NEWBURN RIVERSIDE INDUSTRIAL PARK

Newburn Riverside, Kingfisher Boulevard, Newcastle Upon Tyne, NE15 8NZ

Location

The Waterfront Development is accessed from Kingfisher Boulevard, which provides dual access to the A695 and in turn the A1(M). The development is located 3 miles west of Newcastle City Centre, on Newburn Riverside, one of the North East's leading business parks.

Road
A695: 1 mile

Airport
Newcastle: 7 miles

Rail
Newcastle: 5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	E (106)

/INDURENT

enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

Follow us

Key Contact



Carola Parrino
Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."

+44(0) 808 169 7554