

AVISON YOUNG

Unit 22 Espley Close, North Tyne Industrial Estate, Newcastle upon Tyne, NE12 9SZ

Industrial To Let | £73,750 per annum | 16,754 sq ft

Rare opportunity to lease a warehouse unit on well-established industrial estate

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Summary

- Rent: £73,750 per annum
- Business rates: £3.35 per sq ft Based on 2026 valuation
- Service charge: n/a
- EPC: D
- Lease: Assignment

Further information

- View details on our website
- View Microsite

Contact & Viewings

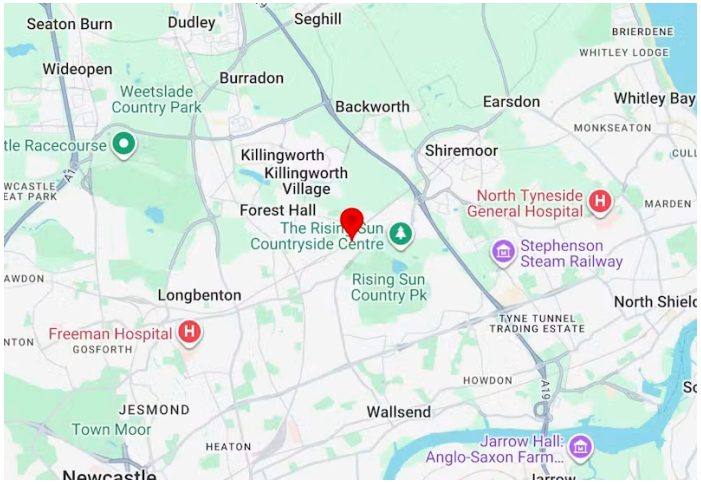


Adam Lawson
0191 269 0064 | 07825 113 277
adam.lawson@avisonyoung.com



Danny Cramman
0191 269 0068 | 07796 993 750
danny.cramman@avisonyoung.com

www.avisonyoung.com





Key Points

- Warehouse with office accommodation
- 24 Dedicated car parking spaces and yard area
- Electric level loading door
- Newly fitted LED lighting
- Newly installed heater
- Customer entrance
- Available fitted with racking if incoming tenant requires
- 4 meter minimum eaves, rising to 6.5m at the apex

Description

The premises a semi-detached warehouse with ancillary accommodation. Steel portal frame with brickwork up to dado level and cladding above. Newly fitted electrical level loading door. Customer front entrance and office accommodation.

Open plan warehouse that can be fitted with racking should the tenant require. Mezzanine above office accommodation with adequate capacity for further storage. Newly fitted LED lighting in the warehouse, as well as a new blower heater. 4 meter minimum eaves rising to 6.5m at the apex.

Location

North Tyne Industrial Estate is situated on the A191 Whitley Road immediately opposite Asda Benton, approximately 4 miles to the East of Newcastle city centre and within 1 mile of the A19 Tyne Tunnel approach road.

Specifications

Warehouse with office accommodation
Dedicated parking and yard area
Electric level loading door
Newly fitted LED lighting
24 car parking spaces
Newly installed heater
Customer entrance

Viewings

Viewings by appointment with Avison Young

Tenure

The premises are available by way of an assignment of the existing FRI lease which expires on 20th June 2030. As the lease is inside the Landlord and Tenant Act 1954, the assignee will have security of tenure at lease expiry. Passing rent is £73,750 per annum, reflecting a modest £4.40 per sq ft.

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