

Self-contained industrial unit to let

Unit 1 Monkton Business Park North, Hebburn, Tyne and Wear, NE31 2JZ



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- LED lighting
- 40 car parking spaces
- 2 sectional loading doors
- Secure fenced site
- EPC B rating

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Avison Young

Eighth Floor
Wellbar
Gallowgate
Newcastle Upon Tyne
NE1 4TD

Industrial/Warehouse

Property Description

The property comprises a modern detached warehouse building constructed in 2001. The unit is of steel portal frame construction with profile sheet cladding and roof covering. At the front of the property there are two storey offices which are being refurbished to include carpeting, painted walls and a suspended ceiling with recessed LED lighting.

The warehouse has 2 sectional level loading doors leading out to the rear yard and a single dock-level loading door to the side elevation. At the rear of the property is a large yard; partly with a concrete finish and the remainder covered with crushed aggregate. Access to the yard from the road is via a concrete accessway leading to a secure fenced area and via steel gates that are recessed from the front of the building.

There is good car parking provision to the front of the property providing circa 40 spaces. Internally the warehouse has been fitted with an electric heater and new LED lighting.

Location

The property is situated on Monkton Business Park North, in Hebburn, which is located off the A194, south of the River Tyne. Access to the estate is via Mill Lane which connects with the A194, leading to the A184, approximately 1 mile south of Monkton Business Park. The subject property is situated at the front of the estate road and provides a large car park to the front of the property and HGV vehicle access into a large secure yard.

Occupiers on the estate include Cottom Brush, Amari Plastics, and Hitachi Construction Machinery. To the south of Monkton Business Park North is Monkton Business Park South which is a mixture of office and industrial uses with various national and local occupiers.

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Specification

- LED lighting
- 2 sectional level loading doors
- Single dock level loading door
- Large secure yard
- WC facilities (including disabled)
- 40 Parking spaces

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area	Sq m	Sq ft
Warehouse Area	2,396	25,793
Two Storey Offices	757.9	8,158
Total Area	3,153.0	33,951

EPC

The property has an EPC rating of B (31).

Terms

Terms to be agreed between parties

Rateable Value

The Rateable Value of this property is £216,000 (April 2026.)

Rent

£275,000 per annum exclusive.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT if applicable will be charged at the standard rate.

Rates

We recommend that all parties make their own enquiries regarding the rateable values applicable to the premises.

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Get more information

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