

Brough Park

BROUGH PARK TRADING ESTATE ■ FOSSWAY ■ NEWCASTLE UPON TYNE ■ NE6 2YF

BR INDUSTRIAL TRUST

Canmoor

Trade counter/ warehouse units

Central location only 2 miles east of Newcastle City Centre
Units available from **460 m² (4,950 sq.ft.)**
to **1,657 m² (17,828 sq.ft.)**



NEWCASTLE UPON TYNE

www.brindustrialtrust.com/broughpark

Brough Park Trading Estate



Description

The Brough Park Trading Estate, which is benefiting from a comprehensive upgrade program, comprises a series of portal framed units arranged in three terraced blocks. Each are constructed having 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 5m and incorporate both ladies and gents WC facilities and a range of office space which varies in relation to the size of the unit.

Externally the units have a concrete apron and parking area to the front which provides vehicular access by way of steel roller shutter loading doors each 4.8m wide x 4.6m high.

Services

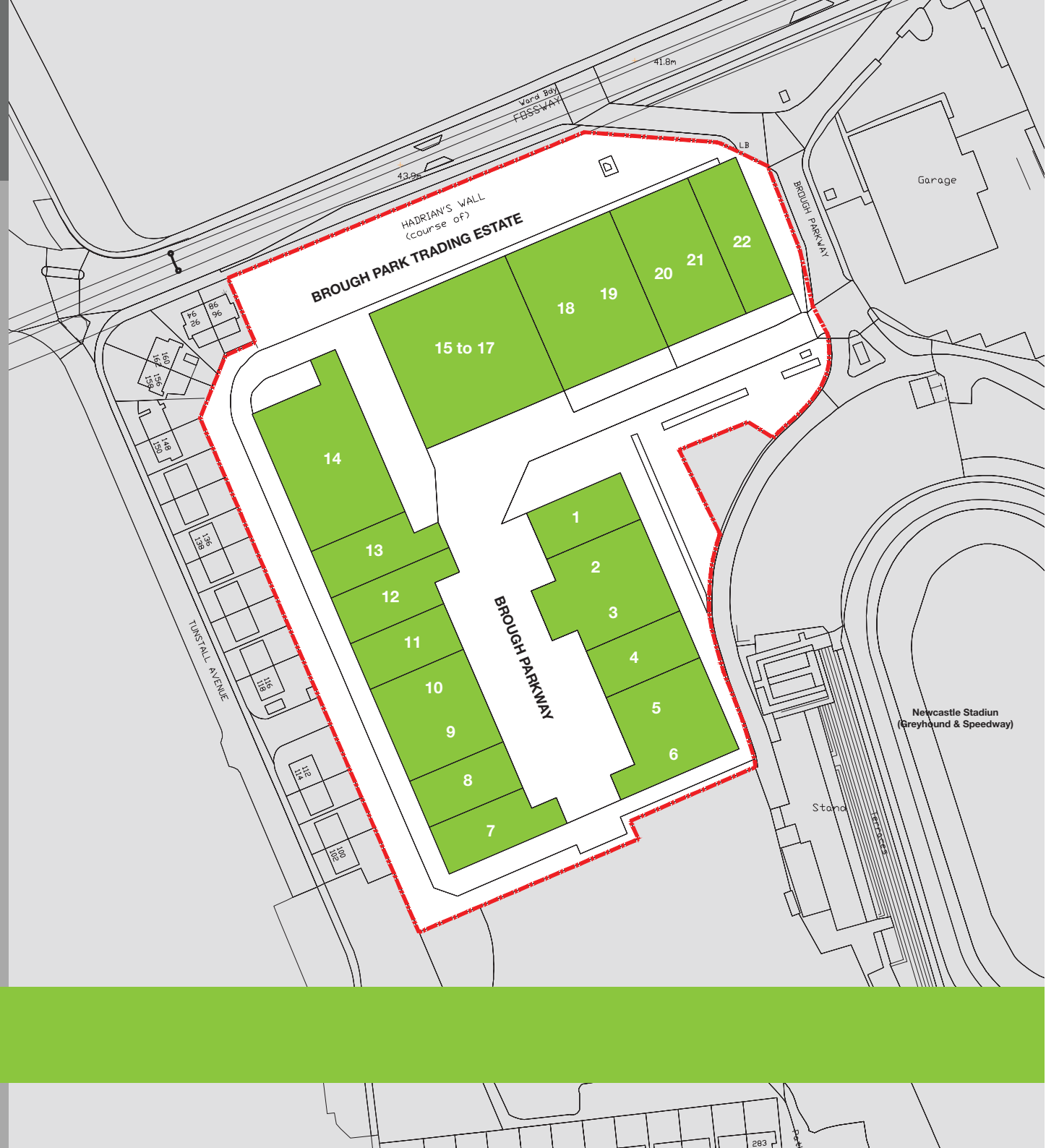
- The units are provided with mains supplies of gas, water and three phase electricity.
- Lighting throughout the units is predominantly by fluorescent strips.
- A number of the units have gas fired, warm air blowers to the warehouse space whilst the office space is heated by way of gas fired boilers serving panel radiators to the larger units and by way of electric heaters to the smaller units.



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Accommodation/Occupiers

Unit No.	Area m ²	Area Sq.ft.	Tenant Name
1	465	5,008	W Mearns & Company Ltd
2/3	1,170	12,594	Howden Joinery Properties Ltd
4	465	5,005	J P McDougall & Co Ltd
5/6	1,065	11,464	Ferraris Piston Service Ltd
7/8	1,058	11,390	Eyre & Elliston Ltd
9/10	927	9,980	Optical Express
11	460	4,950	Vacant
12	613	6,595	Vacant
13	584	6,283	Vacant
14	1,522	16,387	Bob Crosby Agencies
15	735	7,912	Andrew Page Ltd
16	735	7,912	Thomas Owen & Sons (Newcastle) Ltd
17	735	7,912	Vacant
18	736	7,917	Neil Lawrence Conlon
19	734	7,901	Brown Brothers
20	735	7,912	New Bridge Street Bedding Centre
21/22	735	7,912	New Bridge Street Bedding Centre

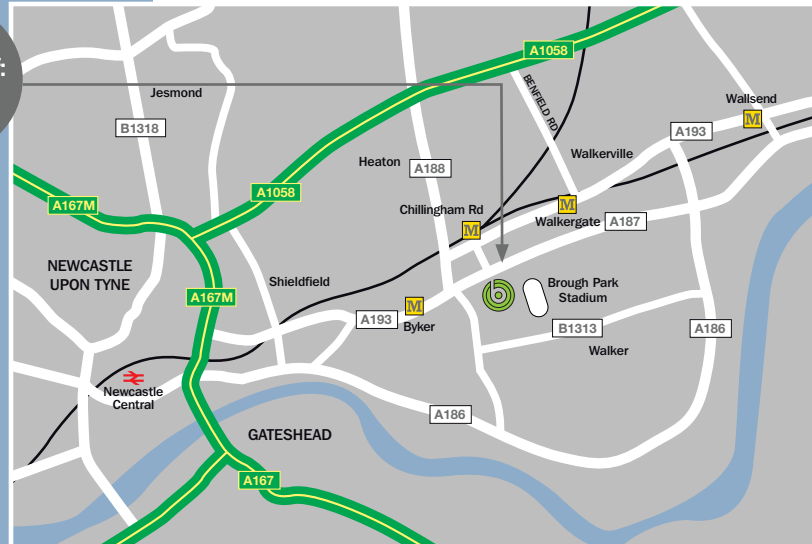


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Location

The 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 and B&Q.

Terms

The units are offered to let on new fully repairing and insuring leases for terms to be agreed. Rental details are available on request.

VAT

All rents and prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate.

Viewing by appointment only through:



Russell Taylor
russell.taylor@htare.co.uk



Aidan Baker
aidan.baker@bnpparibas.com

Rating

Detailed information on Rateable Values and Business Rates payable is available from the letting agents.

Communications

	Distance	Time
Newcastle City Centre	1.6 miles	5 mins
Gateshead	4.0 miles	12 mins
A1(M)	4.5 miles	10 mins
Newcastle Airport	9.5 miles	25 mins
Sunderland	15 miles	30 mins

Source: Google Maps

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2014

Schedule of Available Units – May 2014

Unit No.	Approx M ² *	Approx Sq Ft*	Rateable Value*	Rates Payable 2014/2015	Energy Performance Asset Rating
Unit 11	460	4,950	£15,500	£7,300	D89
Unit 12	613	6,595	£17,000	£8,007	D76
Unit 13	584	6,283	£15,750	£7,418	F142
Unit 17	735	7,912	£18,500	£8,917	D89

Subject to Contract, lease terms and Landlord's Board approval. Further Energy Performance information is available on request.



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