North Tyne Industrial Estate

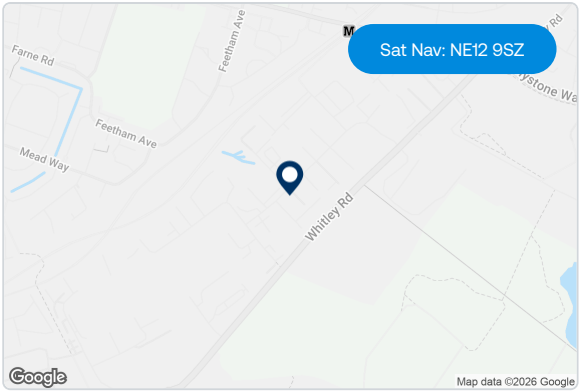
Whitley Road Newcastle Upon Tyne NE12 9SZ

Warehouse | 15,005 ft²

- Good access to A19 & A1058
- Roller shutter door
- On-site car parking
- Three-phase electricity
- 24-hour access
- 4 miles East of City Centre







Description

Just 20 minutes from central Newcastle and one mile from the A19 Tyne Tunnel approach road, this flexible industrial unit offers a detached warehouse. The industrial space incorporates ancillary office space and staff accommodation together with storage above. It can be easily accessed through a roller shutter door and has plenty of clearance space to unload articulated lorries. Outside there is generous car parking, a secure yard and loading areas. The building is of brick and steel portal frame construction with external cladding and felted roof on insulated metal decking. The unit has a complete three-phase electricity supply.

Location

North Tyne Industrial Estate is situated on the A191 Whitley Road (the Old Coast Road) immediately opposite ASDA Benton, approximately 4 miles (6.4km) to the east of Newcastle city centre and within 1 mile (1.6 km) of the A19 Tyne Tunnel approach road. The estate boasts a wide range of occupiers including Screwfix, Travis Perkins, BLP and Round the Twist across industrial, trade, distribution and leisure sectors.

Further information

EPC
EPC is available upon request.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Craig Johnson
Mileway
northeast@mileway.com
0191 3130440

Jamie Parker
Knight Frank
Jamie.Parker@Knightfrank.com
0191 5945026

Mark Proudlock
Knight Frank
Mark.Proudlock@knightfrank.com
0191 594 5019



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	EPC
Unit 39	Warehouse	15,005	01/09/2026	D
Total		15,005		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway