

Industrial

UNIT C2 - PHASE 1B | THE WATERFRONT, NEWBURN RIVERSIDE INDUSTRIAL PARK

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

UNIT C2 - PHASE 1B | 4,605 SQ FT

Industrial unit with Office

Unit C2 is located at The Waterfront, Newburn Riverside Industrial Park, a well-maintained estate located circa 5 miles from Newcastle, offering excellent connectivity to the A1 for easy access to the surrounding areas. The estate is home to reputable tenants such as Markovitz, Euro Car Parts, and Macfarlane Group, creating a thriving business community. This spacious 4,605 sqft unit is ideal for a variety of uses, including warehouse purposes, a trade counter, light fabrication. It features a convenient shutter for secure access, along with essential amenities like toilet facilities, an office, and a reception area. This unit provides a professional space with reliable infrastructure, perfect for businesses looking for versatility in a prime location



Lease Type

New

✔ Unit Summary

- 24 Hour Access
- Close to Transport
- Turning Circle
- Well Maintained Estate
- Office Accommodation
- Premier Industrial Location

£ Occupational Costs

| | Per Annum | Per Sq Ft |
|--------------------|-------------------|---------------|
| Rent | £42,400.00 | £9.21 |
| Rates | £16,625.00 | £3.61 |
| Maintenance Charge | £6,500.00 | £1.41 |
| Insurance | £921.00 | £0.20 |
| Total Cost | £66,446.00 | £14.43 |

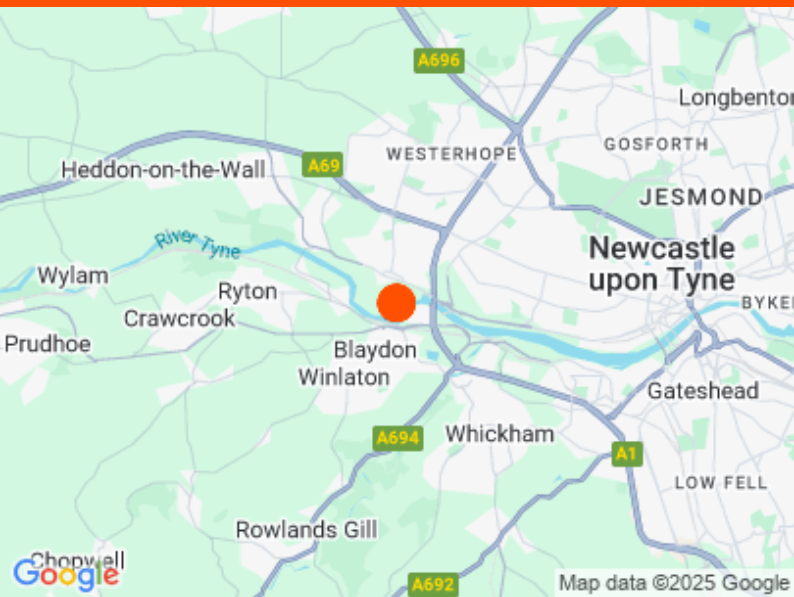
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-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

➔ For more info please visit: unit.info/UIP0101094

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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 | C (70) |



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

www.indurent.com

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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."



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