

FOR SALE/ TO LET

LEXICON

COMMERCIAL REAL ESTATE

07775 853484



INDUSTRIAL PREMISES/ DEVELOPMENT SITE

- Industrial premises GIA 13,988 sqft with substantial secure external yard
- Site area 1.542 acres
- Close to junction of A1 and A696
- Adjacent to B&M

WITH PLANNING CONSENT FOR DISCOUNT FOOD STORE

BEAMINSTER WAY, KINGSTON PARK, NEWCASTLE UPON TYNE NE3 2ER

LOCATION

The property is approximately 5 miles North West of Newcastle's city centre and 2 miles east of Newcastle International Airport adjacent to the A1 which is accessed from a nearby junction with the dualled A696.

The property is adjacent to B&M. Kingston Retail Park is located to the north with occupiers including Halfords and PC World. There is also a Tesco superstore and a further retail park development incorporating Boots, M&S and Aldi.

The area has excellent transport links to the City Centre and the wider regional road network. Within a 10-minute walk is Kingston Park Metro station and a little further is Bank Foot Metro station.

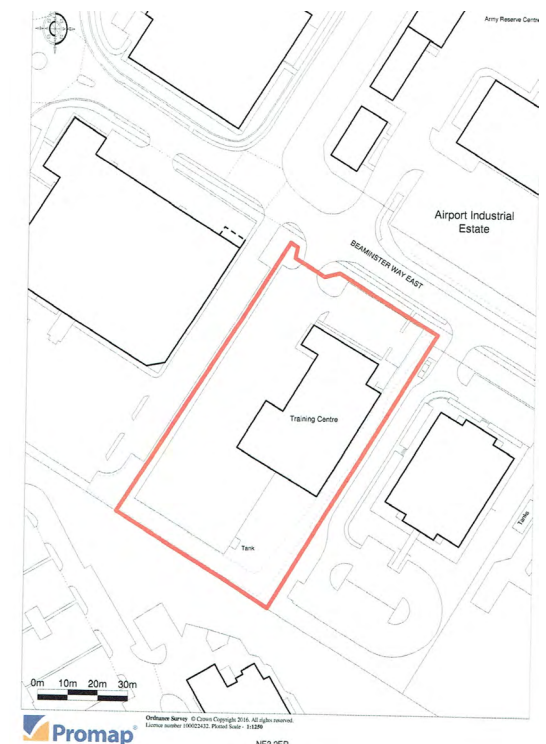
THE PROPERTY

Built in the early 1980's the property comprises workshop accommodation fronted by single storey brick built, flat roofed offices. It is situated within a generous secured site which fronts Beaminster Way.

The offices/classroom and staff areas are built with solid floors and mostly suspended ceilings and double glazing. The offices have gas central heating. Some of this accommodation has been extended into the workshop areas.

The workshop areas are of portal steel frame construction. The accommodation has eaves heights up to 4.7m and steel roller shutter doors giving access to the external yard.

The external yard is concrete surfaced to a specification which appears sufficiently strong enough to accommodate regular HGV traffic.



ACCOMMODATION

1,299 sqm (13,988 sqft) within a site of 0.642 acres (1.542 acres).

PLANNING

Newcastle City Council at its meeting on 27th January 2023 was minded to grant planning permission for a new discount food store (1,912sqm gross) (Class E) subject to completion of a S.106 agreement. Further details available via Lexicon CRE.

OFFERS

Freehold and leasehold offers are invited.

VAT

Offers made are deemed net of VAT at the prevailing rate.

EPC

The property has an Energy Performance Certificate with a D rating which is valid until 30th September 2025

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

**VIEWINGS (strictly
by appointment)
CONTACT:**

LEXICON
COMMERCIAL REAL ESTATE

David Nicholson
Tel: 07775 853484
david@lexiconcre.co.uk
www.lexiconcre.co.uk