

# Hawick Crescent Trading Estate Newcastle-upon-Tyne

Available to Let  
Warehouse

2,328 - 11,694 sq ft ( 216 - 1,086 sq m )



1 mile of Newcastle City Centre



4.4 m eaves height



Roller shutter door



24-hour access



On-site parking



Trade counter area

# Hawick Crescent Trading Estate

Newcastle-upon-Tyne, NE6 1AS



## Description

Situated in a terrace of units at Hawick Crescent Trading Estate, the units benefit from a steel portal frame construction, brick/blockwork elevations and an open plan layout.

There is an insulated roof with rooflights, 4.4 m eaves, three-phase electricity and vehicular access via a sectional up and over door.

The property also benefits from an office/trade counter area, WC facilities and secure on-site parking.

## Location

Hawick Crescent Industrial Estate is situated off the A186 Walker Road within 1 mile of Newcastle city centre and immediately to the north of the River Tyne. The estate is situated close to Ouseburn which boasts new residential development and amenity uses, Hoult's Yard with a vibrant mix of entrepreneurial business and areas of more traditional industry and engineering situated between the River Tyne and Walker Road. Nearby occupiers include Jewsons, British Engines and Tyne Bank Brewery & Tap Room.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

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

## Viewing / Further Information

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 1	Warehouse	5,832	542	Immediately	£3,500 PCM
Unit 3	Warehouse	3,534	328	Immediately	£2,500 PCM
Unit 4	Warehouse	2,328	216	Immediately	
<b>Total</b>		<b>11,694</b>	<b>1,086</b>		

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