

INDUSTRIAL UNITS TO LET

# CHILLINGHAM INDUSTRIAL ESTATE

Newcastle upon Tyne NE6 2XX



## LOCATION

Chillingham Industrial Estate is located off Back Chapman Street, east of Shields Road and immediately south of Chillingham Road Metro Station. The estate benefits from good transportation links with immediate access to the A193 arterial route, providing access to the Coast Road to the north. The site sits just west of Walkergate and south of Heaton.

Chillingham Industrial Estate comprises units housing both manufacturing and retail occupiers, with one of Newcastle's largest retail parks Newcastle Shopping Park adjacent to the estate.

## DESCRIPTION

The estate comprises terraced industrial units of steel portal frame construction.

The external elevations are of both brick and profile cladding construction under a pitched roof. All units benefit from W/C facilities and a roller shutter door to the front elevation.

Each property benefits from assigned car parking spaces to the front.

Currently, Unit 1 is the only vacancy on the estate, and will be undergoing a light refurbishment prior to reletting.

## ACCOMODATION

The estate comprises the following properties with corresponding approximate Gross Internal Areas;

AVAILABLE UNIT	SQ FT	SQ M	RENT (P.A.)
Unit 1	2,533	235.3	£20,250

## TERMS

The properties are available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RATEABLE VALUE

As of April 2023, Unit 1 has an Rateable Value of £13,250. For further details, interested parties are advised to make their own enquiries with the relevant local authority.

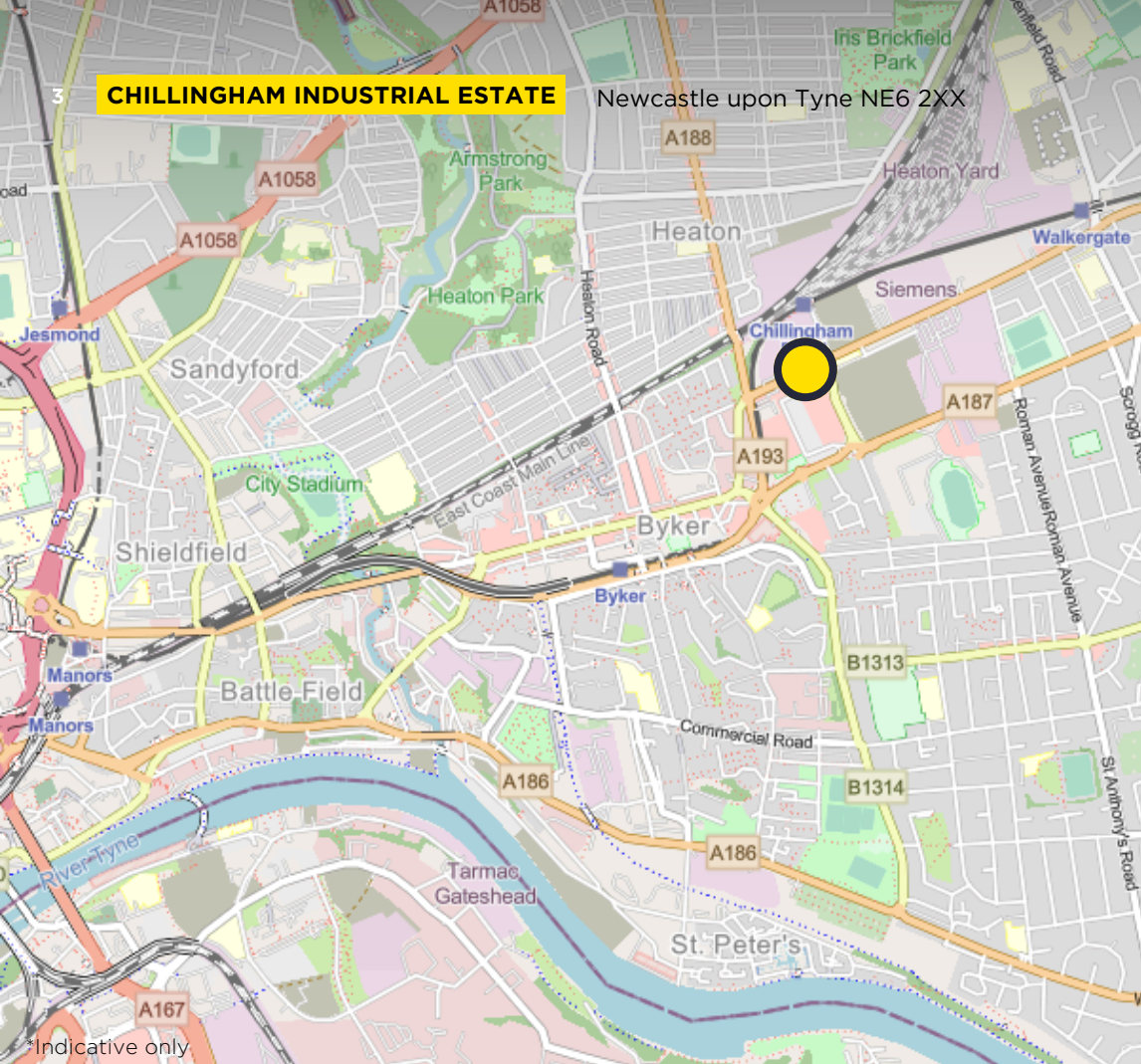
## EPC

Unit 1 has an EPC rating of D80. A copy of the EPC is available upon request.

## SERVICES

We understand the properties benefit from gas, water and electric connection.





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## RENT

As in the above table.

## VAT

All rents and prices quoted are exclusive of VAT.

## LEGAL FEES

Each party is to bear their own costs incurred.

## CONTACT

For further information please contact:

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