



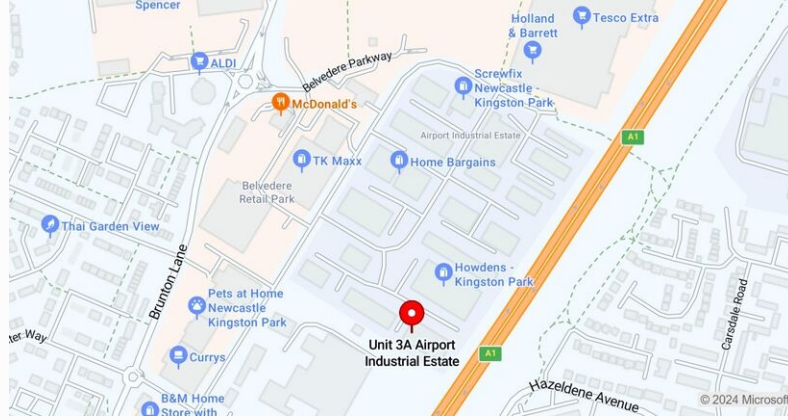
TO LET

UNIT 3A AIRPORT INDUSTRIAL ESTATE

KINGSTON PARK, NEWCASTLE UPON TYNE NE3 2EF



- **Adjacent to A1 Western Bypass**
- **Well established estate**
- **Popular trade counter location**
- **Close to Kingston Park Metro**
- **Tenant controlled access gates**
- **Minimum eaves height 4.6m**



TRAVEL DISTANCE

	Miles	Mins	Transport
A1 Western Bypass	0.6	3	Car
Newcastle City Centre	4.1	13	Car
Kingston Park Metro	0.4	7	Walk
Newcastle Airport	4.4	11	Car

Source: theAA.com

AIRPORT INDUSTRIAL ESTATE

KINGSTON PARK, NEWCASTLE UPON TYNE



LOCATION

The estate has excellent access to the major road network being situated adjacent to the A1 Western Bypass. Amenities in the immediate vicinity include Kingston Park Metro Station, Tesco Extra, Kingston Court Retail Park, Belvedere Retail Park, Novotel, Travelodge and Metro Inns.

DESCRIPTION

Airport Industrial Estate is a popular and well established estate comprising 91 units. The unit is an end terrace unit of steel portal frame construction with insulated metal sheet pitched roof incorporating translucent roof lights. The elevations are brick/blockwork and insulated metal cladding. The unit is located in the same compound as Howdens and Wolseley.

SPECIFICATION

- Mains electric, gas and water
- Loading door 4.6m high by 4.0m wide
- Minimum eaves height 4.6m
- Ancillary accommodation and offices 105 sq m
- Mezzanine storage 105 sq m

EPC

The unit has an Energy Performance rating of D (91). The certificate is available upon request.

LEASE TERMS

- Tenant full repairing lease. Term length negotiable
- Rent reviews every 3/5 years subject to length of lease
- Landlord insures the building and recovers the premium from the tenant
- Tenant responsible for all repairs and decoration
- Rent payable quarterly in advance
- Rent deposit required
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Northern Trust North East to arrange a viewing or for further information.

www.airportindustrialestate.co.uk



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