



**TO LET**

## **BLOCKS 22 & 23 AIRPORT INDUSTRIAL ESTATE**

**KINGSTON PARK, NEWCASTLE UPON TYNE NE3 2EF**



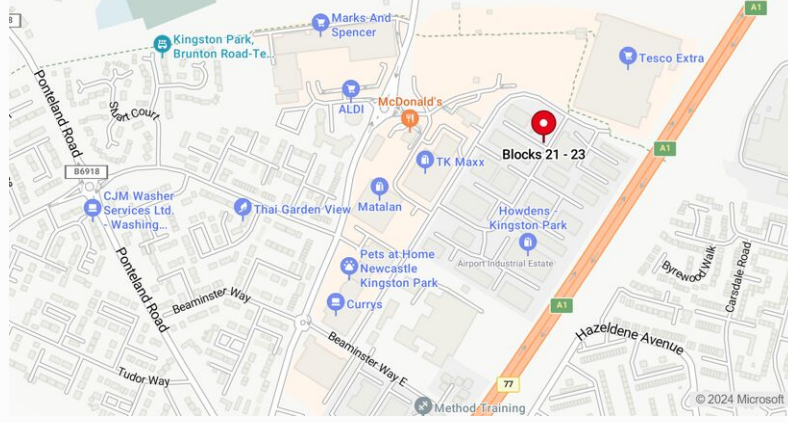
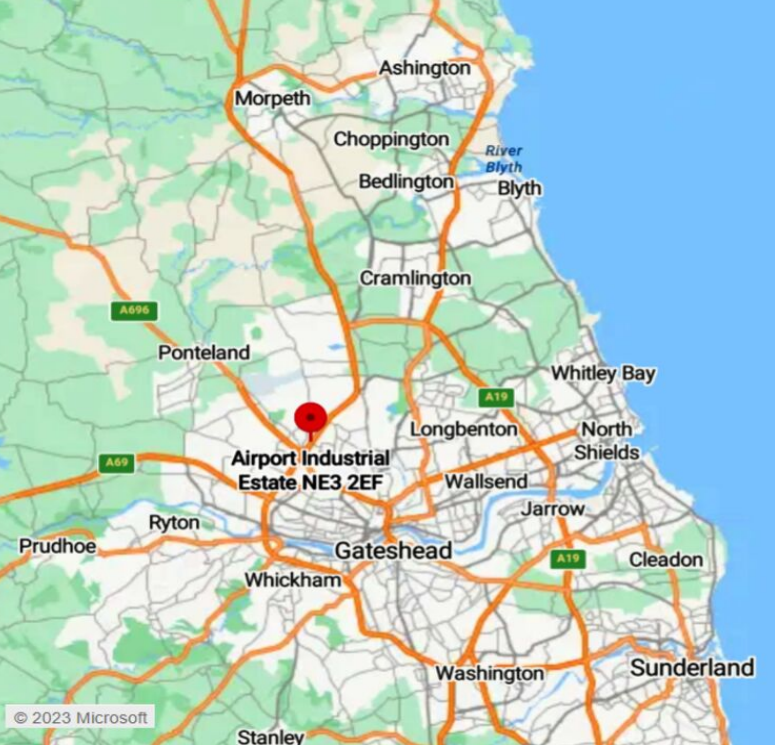
- **Adjacent to A1 western bypass**
- **Well established estate**
- **Popular trade counter location**
- **Close to Kingston Park Metro**
- **Tenant controlled access gates**
- **Minimum eaves height 4.6m**
- **Flexible terms**

**TRADE COUNTER / INDUSTRIAL UNITS**  
**2,522 - 3,370sq ft (234 - 313sq m)**



**NORTHERN TRUST**

[www.ntrproperties.co.uk](http://www.ntrproperties.co.uk)



## 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

# BLOCKS 22 & 23 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 units are of steel portal frame construction with insulated metal sheet pitched roofs incorporating translucent roof lights. Elevations are of brick/blockwork and insulated metal cladding. There is security fencing with tenant controlled access gates.

## SPECIFICATION

- Mains electric (3 phase) and water
- WC & kitchen facilities
- Block 22, 23A & 23E include 3-6 desk office
- Block 22 incl circa 600 sq ft mezzanine storage
- Loading doors 4m wide by 4.5m high
- Eaves height 4.6m to underside of haunch

## EPC

Copies of individual EPC certificates are available on request.

## TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

## VIEWING / FURTHER INFO

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

[www.airportindustrialestate.co.uk](http://www.airportindustrialestate.co.uk)



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